



**Groves Way, Cottenham, Cambridge, CB24 8BH**



**welcome to**

**Groves Way, Cottenham, Cambridge**

A stunning three bedroom end of terrace 50% shared ownership home on this development of new properties on the edge of this well served village with fantastic open views across to Westwick.



### **Storm Porch**

Open and pitched with a part glazed entrance door with fantastic open views towards Westwick.

### **Entrance Hall**

Stairs ahead.

### **Lounge**

Window to the front aspect.

### **Inner Hall**

Built in useful understairs cupboard, doors to WC and kitchen diner.

### **Cloakroom**

With a WC and wash handbasin, mirror with light fitting over with electric socket, extractor fan.

### **Kitchen Dining Room**

Refitted with a number of quality cupboard and cabinet units with a stone worksurface and return with an inset one and a half bowl sink and drainer, integrated oven, electric hob with a stainless steel extractor hood, microwave oven, full pantry pull out cupboard, inset spot lights, ample space for a table and chairs, double doors to the rear with a tall window either side maximising the natural light into the rear.

### **First Floor**

Galleried landing, loft access to the roof space.

### **Bedroom 1.**

A good double enjoying open views.

### **Bedroom 2.**

Currently with tall built in wardrobes.

### **Bedroom 3.**

Single to the rear - an ideal home office.

### **Bathroom**

A white suite comprising a panelled bath with a shower over and screen, WC, wash handbasin, splash back tiling, mirror with light fitting over with electric socket, frosted window, extractor fan, inset spot lights, built in shelved linen cupboard.

### **Outside**

Set back with an open frontage with lawn and border. A side gate leads to a fully enclosed rear garden measuring 5.96m max width x 11.92m deep laid principally to lawn and patio with a timber garden shed and outdoor light and tap fittings.

### **Leasehold Detail.**

50% is offered for sale with Paradigm Housing who can be contacted on 01628 811726 to check you are eligible to buy. The monthly rent on the remaining 50% including a service charge is £502.04 - to be confirmed.

South Cambs District Council.  
Council Tax Band C £2,066.97 for 2025



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## Groves Way, Cottenham, Cambridge

- Three bedrooms, second with built in wardrobes.
- uPVC double glazing and gas central heating.
- Open frontage and enclosed rear garden.
- Allocated parking beyond for two.
- Built in 2022

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£195,000**



Please note the marker reflects the postcode not the actual property

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