



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



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Property Ref:
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