


# 1 Church End

Rampton, CB24 8QA

**Guide price £225,000**

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- Ground floor flat
- No chain
- Two double bedrooms
- Garage and off street parking
- Private outdoor space

A well presented two-bedroom ground floor flat extending to approximately 965 sq ft, fronting onto the village green, offered with no onward chain and situated within convenient reach of local amenities.

The private entrance leads into a welcoming entrance hall, opening into a surprisingly spacious living room with an electric fire, and room for a large dining table. The entrance hall also leads to the kitchen/dining room which is well fitted with a range of wall and base units, integrated appliances including an oven, hob and dishwasher, and an undercounter fridge. A utility room provides additional storage and appliance including an undercounter freezer and a washer/dryer, along with side access to the property.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and space for additional furnishings. The bathroom is fitted with an electric shower over bath, basin, WC, and also benefits from a useful storage cupboard.















To the front of the property, there is a private outdoor space with a patio area. It also benefits from a garage with light and power and one allocated parking space.

The property has double glazing throughout, and has oil fired heating.

Rampton is a charming village with a strong community and local amenities. Nearby Cottenham and Willingham offer shops, pubs, cafes, and healthcare. The village hall hosts events and activities, while excellent road links via the A14 and A10 provide easy access to Cambridge, Huntingdon, Ely, King's Lynn, and London, with Park & Ride facilities close by.

SatNav: CB24 8QA
What3Words: ///factually.lasts.sonic

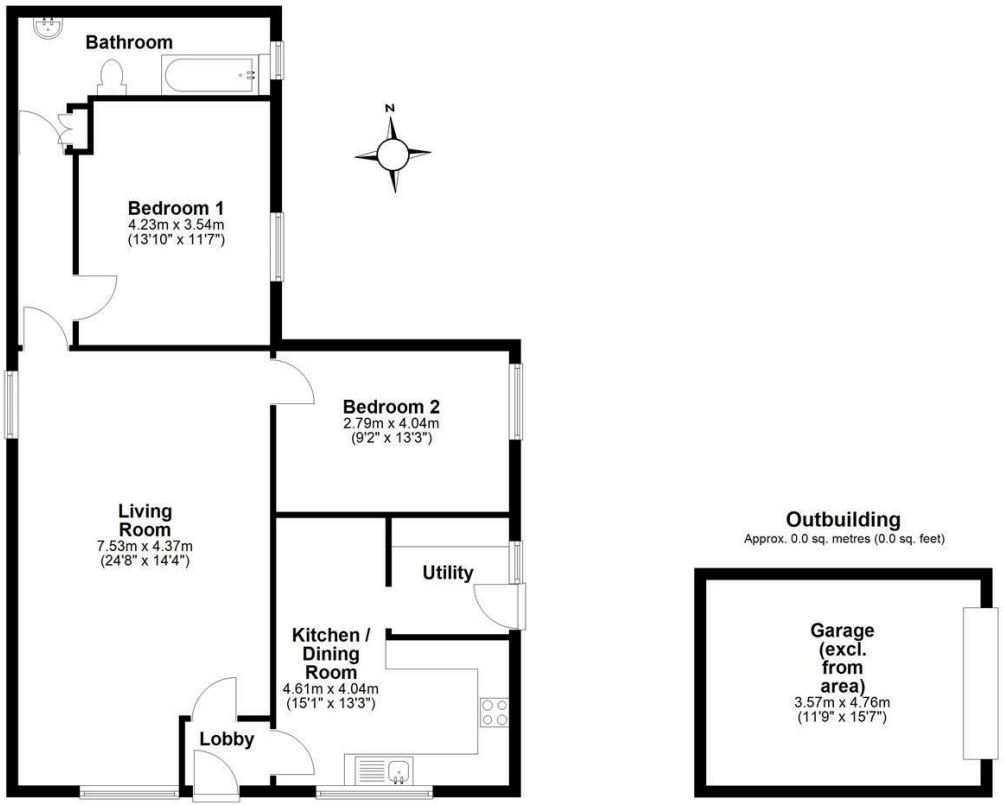




GRAY TOYNBEE

## Floor Plan

Approx. 89.7 sq. metres (965.0 sq. feet)




## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

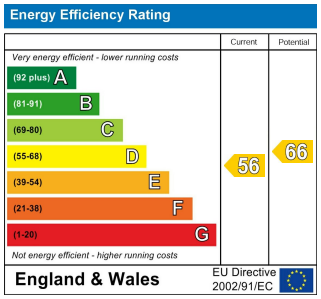



Total area: approx. 89.7 sq. metres (965.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.




## Energy Efficiency Graph




Tenure: Leasehold - Share of Freehold

Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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