



Racecourse View, Cottenham
CB24 8AP

Pocock + Shaw

43 Racecourse View
Cottenham
Cambridge
CB24 8AP

A very spacious and superbly presented three bedroom semi detached home located on the edge of the sought after village of Cottenham, a vibrant village with a wide range of amenities, shops and pubs.

- Entrance hall
- Cloaks WC
- Lounge dining room
- Well fitted kitchen
- Three bedrooms
- Family bathroom
- Front and rear gardens
- Single garage and drive parking

Offers in region of £375,000



A very spacious and superbly presented three bedroom semi detached home located on the edge of the sought after village of Cottenham, in a small residential cul de sac. With driveway to the side and larger than average single garage, enclosed rear garden.

The village centre is within walking distance, with numerous shops and amenities, highly regarded primary school and Village College.

Canopy porch Part glazed entrance door and outside light.

Reception hall Stairs rising to the first floor, radiator.

Cloaks WC Fitted white suite with pedestal wash basin and close coupled WC, window to the front and radiator.

Sitting room 15'6" x 14'5" (4.72 m x 4.39 m) Double French doors to the rear garden, window to the side, two radiators, built in under stairs storage cupboard.

Kitchen 11'5" x 8'3" (3.48 m x 2.51 m) Well fitted range of units with work surface, inset single drainer stainless steel sink unit, continuation of work surface with inset stainless steel four burner gas hob, and matching single oven. Integrated fridge freezer, dishwasher and washing machine, matching wall mounted cupboards and fitted extractor fan, window to the front. Wall mounted Logic gas fired heating boiler. Double radiator.

Landing Single storage cupboard and further single airing cupboard housing the gas fired heating and hot water boiler.

Bedroom one 15'0" x 8'8" (4.57 m x 2.64 m) Windows to the side and rear aspect, radiator and double fitted wardrobe.

Bedroom two 10'3" x 8'4" (3.12 m x 2.54 m) Windows to the front and radiator.

Bedroom three 7'4" x 6'11" (2.24 m x 2.11 m) Windows to the front and radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiled splashback, window to the side and heated towel rail/radiator.

Outside To the front there is a small open plan garden area, paved pathway, and driveway to the side providing off road parking. Leading to:

Garage 22'7" x 10'8" (6.88 m x 3.25 m) Brick with pitched tiled roof, single up and over door, and courtesy door to the side.

Rear garden A good sized and fully enclosed garden, with lawn, paved patio.

Services All mains services are connected.

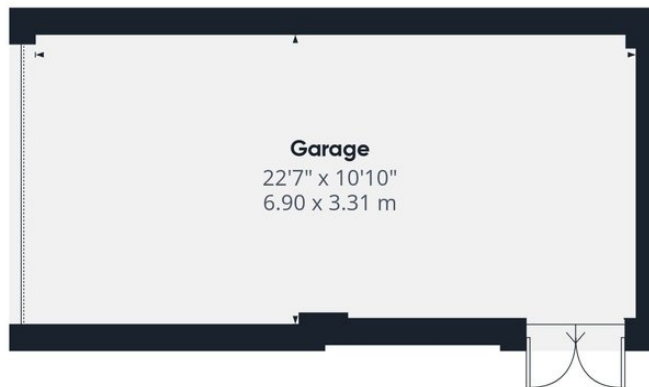
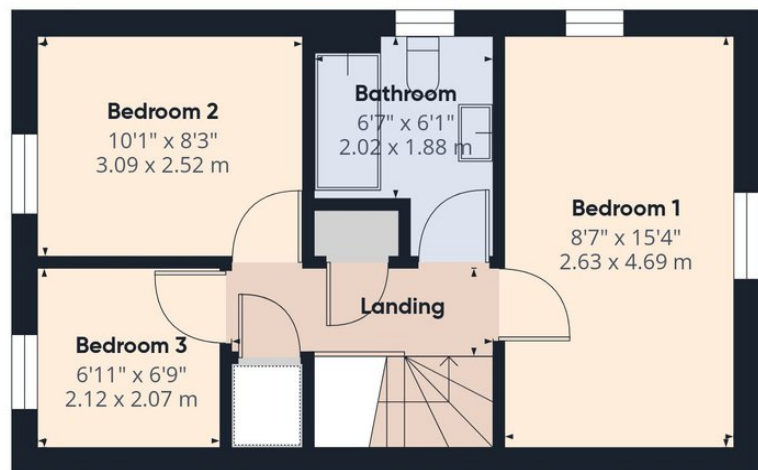
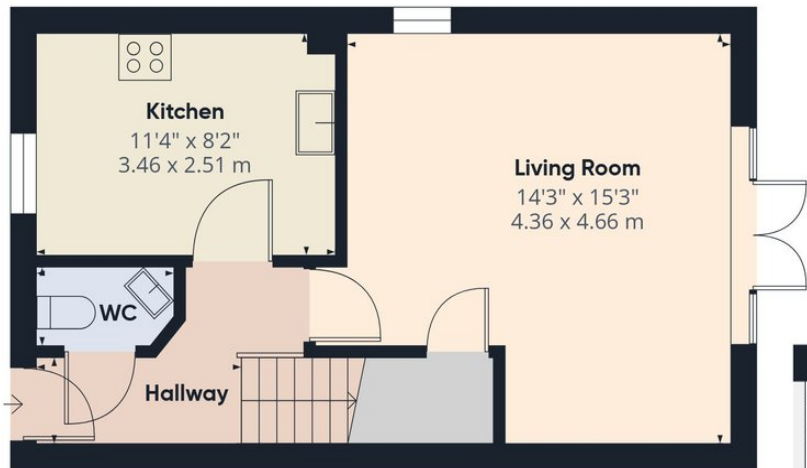
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

994 ft²
92.2 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested