



15 The Valley, Comberton, Cambridge, CB23 7DF  
Guide Price £375,000 Freehold



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**A MUCH IMPROVED 3 BEDROOM SEMI-DETACHED HOUSE ENJOYING A QUIET CUL-DE-SAC POSITION WITH OFF ROAD PARKING, GARAGE, ENCLOSED REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Extended 3 bedroom semi-detached house
- Constructed circa 1967
- 0.07 acres
- Off road parking and garage
- Tax band-C
- 1 bathroom, 1 reception room
- 950 sqft/88 sqm
- Oil fired central heating
- EPC-D/65
- Chain free

The property occupies a quiet tucked-away cul-de-sac position just a short walk from the village primary school and amenities. The current owner has made a number of improvements including a new kitchen, bathroom and freshly decorated throughout. The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and a storage cupboard under. The sitting room overlooks the front garden and has an open fireplace which could easily accommodate a wood burning stove (subject to survey). The kitchen/breakfast room has been refitted with attractive, modern cabinetry, ample fitted working surfaces with inset single sink unit and drainer, electric cooker point with extractor over plus space for a washing machine, fridge/freezer and dishwasher. The kitchen opens to a dual aspect garden room with patio doors to the rear.

Upstairs, off the half galleried landing are three bedrooms and a refitted family bathroom, comprising a low level WC, pedestal wash hand basin, panel bath and electric shower over.

Outside, there is a lawned front garden with flower and shrub borders, a block paved driveway which leads to a garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid mainly to lawn with a paved patio, flower and shrub borders, a discreetly positioned oil tank and all is enclosed by a combination of fencing and laurel hedging.

**Location**

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser, and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy, in Comberton. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

**Tenure**

Freehold

**Services**

Mains services connected include; electricity, water and mains drainage. Oil fired central heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

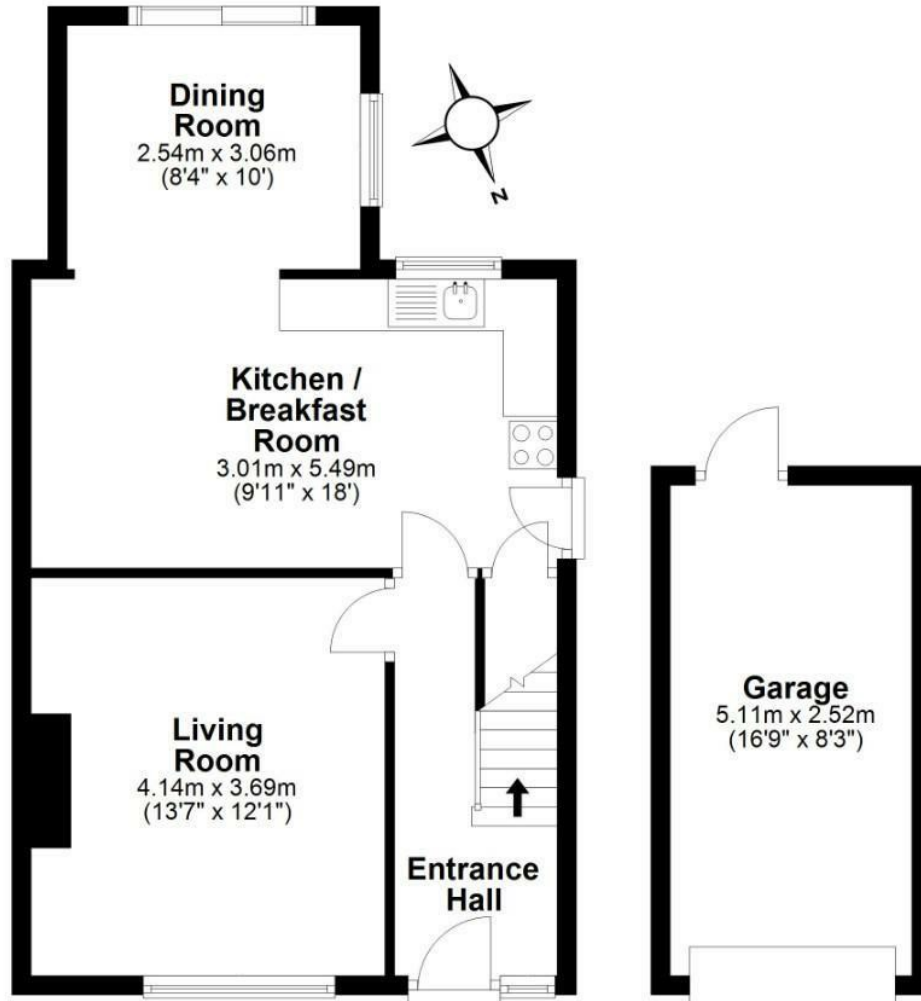
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor

Main area: approx. 47.9 sq. metres (515.3 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.6 sq. feet)



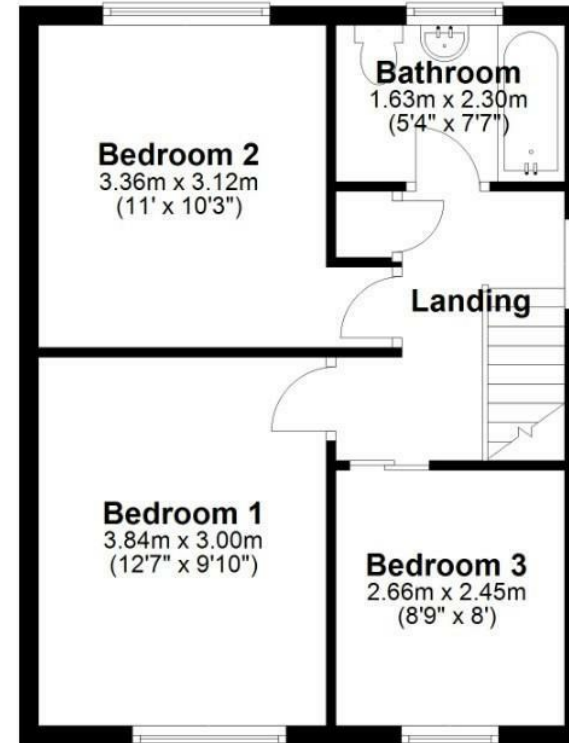
Main area: Approx. 88.3 sq. metres (950.6 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC

Energy Efficiency Rating Scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current rating: 65 (D). Potential rating: 82 (B).

