

Racecourse View, Cottenham
CB24 8AP

Pocock+Shaw

15 Racecourse View
Cottenham
Cambridge
CB24 8AP

An immaculately presented and very spacious two bedroom home, with driveway parking and enclosed rear garden. Sold with no upward chain.

- Sitting room
- Kitchen dining room
- Inner hall with storage
- Cloaks wc
- Two double bedrooms
- First floor bathroom
- Gas radiator heating
- Off road parking
- Enclosed rear garden with shed
-

Shared Ownership £150,000









Racecourse view is a small private cul de sac on the edge of Cottenham village, with a pleasant outlook to the front over communal green space. Immaculately presented and very spacious with two double bedrooms, spacious sitting room and fitted kitchen. Driveway parking and enclosed rear garden. Sold with no upward chain.

Glazed entrance door to:

Sitting room 15'8" x 10'10" (4.78 m x 3.30 m) Window to the front, double radiator, stairs rising to the first floor. Door to:

Inner hall Large double built in storage cupboard, radiator, door to:

Cloaks WC Pedestal wash basin, close coupled WC, window to the rear, radiator.

Kitchen dining room 15'2" x 8'2" (4.62 m x 2.49 m) Fitted units with wood block effect work surface, inset single drainer stainless steel sink unit, range of base and wall mounted cupboards. Four burner stainless steel gas hob, single oven and extractor. Wood block effect upstand. Window and door French doors to the rear.

Landing Window to the rear, access to the loft space and single built in airing cupboard.

Bedroom one 14'1" x 8'10" (4.29 m x 2.69 m) Window to the front, radiator.

Bedroom two 19'1" x 6'7" (5.82 m x 2.01 m) Window to the front, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath with mixer tap shower attachment. Heated towel rail radiator, window to the rear.

Outside To the front there is a small open plan garden area. Gated pedestrian access to a good sized and enclosed rear garden. Timber fencing to the boundaries, shrub borders. Timber shed.

Parking Driveway providing off road parking

Tenure The property is sold on a 50% shared ownership basis with Flagship Homes.99 years from March 2015 (Approx 87 years remaining).

Rent on the share is £421.28 per month.
Ground rent £0.
Annual service charge £276.96.

Council Tax Band C

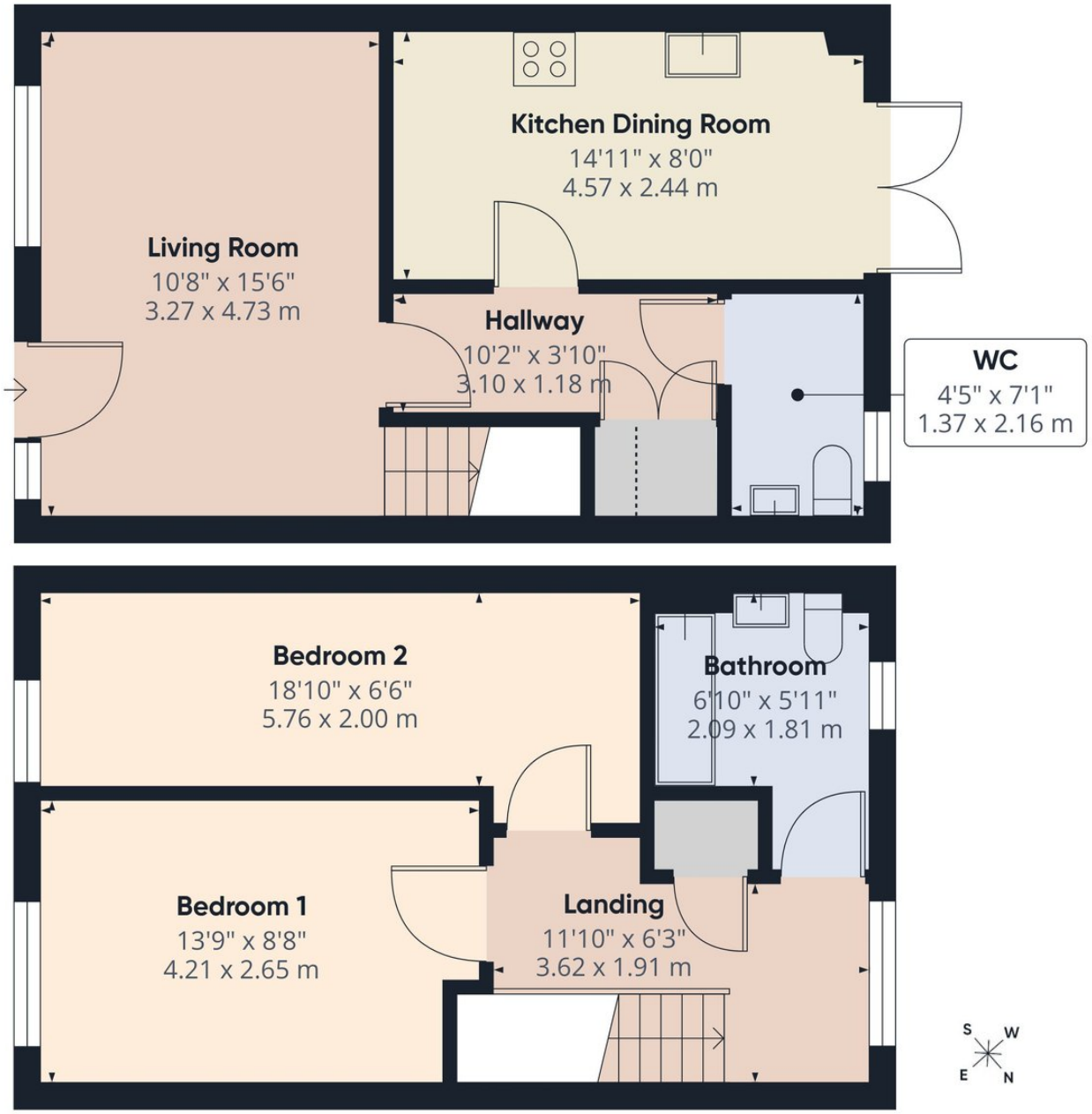
Viewing By Arrangement with Pocock + Shaw











Approximate total area

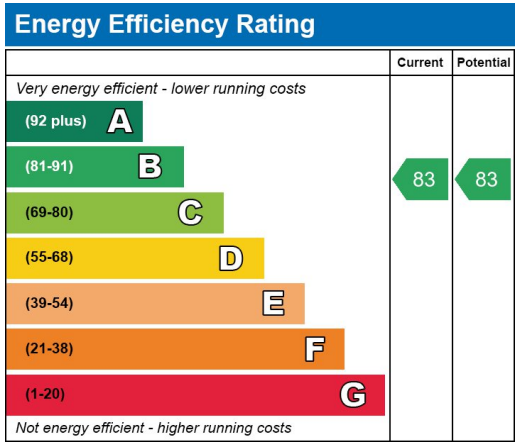
756 ft²

70.2 m²

Reduced headroom

3 ft²

0.3 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

Pocock+Shaw

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552