



15 RACECOURSE VIEW, COTTONHAM, CAMBRIDGE, CB24 8AP

Asking Price £155,000 for a 50% share of the ownership.

TYLERS.NET

A smart two generous bedroom semi-detached 50% shared ownership home with off road parking on the edge of this well served north Cambridge village facing onto a designated open space available with the advantage of no upward sales chain.



Cottenham surrounded by open countryside and walks, lies about four miles north of Cambridge and ten miles southwest of Ely with good access onto the M11 motorway and A14 with the nearby Guided Busway, linking the Cambridge Science Park and Cambridge North Station. One of the largest villages in Cambridgeshire with the longest High Street and a range of properties, from thatch cottages to modern town houses, facilities include two doctors' surgeries, a dental surgery, a chemist, two mini supermarkets, a post office, newsagents, library, Indian restaurant and excellent community coffee shop. A primary school is situated on Lambs Lane whilst Cottenham Village College provides secondary education and a wide range of recreational community facilities.

- Two generous double bedrooms.
- First floor bathroom. • Cloakroom with 2nd WC.
- Sitting Room. • Kitchen dining room with appliances.
- Gas radiator central heating and uPVC double glazing.
- Allocated parking for two.
- 50% shared ownership - rent on the share £421.28 per month with Flagship Homes - see notes within the online particulars.

Open Storm Porch Part glazed front door; opens to **Sitting Room** A light good size main reception room with stairs off to the first floor, two front facing windows

Inner Hallway With double doors to a built-in useful storage space.

Cloakroom Comprising a Low-level WC, pedestal wash handbasin, frosted rear window and extractor fan.

Kitchen Dining Room A long room able to accommodate a decent size table, comprising a good number of high and low level white gloss fronted cupboard units with a wood effect work surface, inset sink and drainer, integral oven, four ring gas hob and extractor hood over with a stainless steel splashback, freestanding Kenwood fridge freezer and Zanussi washing machine, vinyl flooring, double doors to the rear garden with a private outlook.

First Floor

Spacious landing with rear window, loft access to the roof space, built in airing cupboard housing the hot water cylinder.

Bedroom 1 A generous double overlooking the designated green space opposite.

Bedroom 2. A very good second double bedroom easily accommodating a double bedroom and freestanding furniture.

Bathroom Comprising a panelled bath with mixer tap and shower attachment with folding screen, low level WC, pedestal wash handbasin, frosted rear window, extractor fan, heated towel rail, mirror with light fitting.

Outside

An open frontage and enclosed rear garden measuring 11.30m wide x 5.76m deep max, laid in part to patio with a timber garden shed and side gated access.

Notes. South Cambs District Council Council Tax Band C £1,625.42 for 2025/26. Share is owned by Flagship Homes 01603 255444 flagship-homes.co.uk

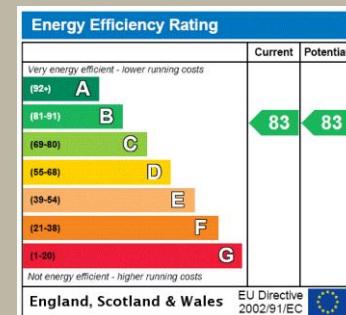
A buyer will need to meet their eligibility and affordability criteria and complete an Applicant Approval Form.

Rent; £421.28 per month

Service Charge £23.08 per month

Buildings Insurance £36.68 per month

Admin Fee £1.15 per month



Cambridge
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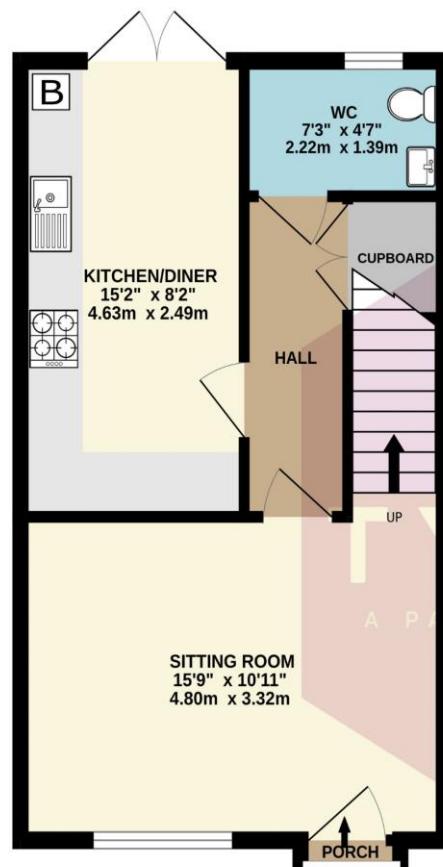
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GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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