



**85, Ox Meadow, Bottisham
Cambridge, CB25 9FL
£500,000**

85, Ox Meadow, Cambridge, CB25 9FL

A rare opportunity to purchase a family home set within this ever requested village and located only a few miles from the City of Cambridge.

Rather deceptive and offering generous size rooms over three floors, this property offers living room, kitchen/dining room, four sizeable bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden and off road parking.

NO CHAIN.

Accommodation Details:

Entrance Hall

With tiled flooring radiator, staircase up to the first floor and window to the side aspect.

Living Room

With tiled flooring, TV connection point, radiator, internal security camera and window to the front aspect.

Kitchen/Diner

Fitted was a range of both eye and base level storage units with working tops over, space and plumbing for oven, dishwasher and fridge/freezer, tiled splash back areas, sink with spring neck tap, internal security camera and window to the rear aspect.

WC

Low level WC, sink basin, radiator, tiled flooring and window to the rear aspect

First Floor Landing

With doors through to bedrooms and bathroom.

Bedroom 2

With fitted wardrobes, wooden style laid flooring, radiator and window to the front aspect.

Bedroom 3

With laid wooden style flooring, radiator and window to the rear aspect,

Bedroom 4

With laid wooden style flooring, radiator and window to the front aspect.

Bathroom

Comprising three piece suite with low level WC, sink basin with vanity under, wall mounted LED mirror, panelled bath with shower attachment and glass screen and obscured window to the rear aspect.

Second Floor Landing

With door through to:

Bedroom 1

Double bedroom with wooden style laid flooring, radiator, loft access and window to the front aspect.

Ensuite

Outside - Rear

Fully enclosed rear garden partly laid to lawn with gardening patch, raised decked area with canopy over, timber garden shed, outdoor lighting and security cameras, with a side pedestrian gate out to the driveway.

Outside - Front

Small laid to lawn frontage with outdoor lighting and security cameras with hedging and driveway to the side of the property with electric car charging point.

PROPERTY INFORMATION

EPC - C

Tenure - 50% Sharehold or Freehold
Lease - 110 years left

Monthly Rental Charge - £572.04

Monthly Service Charge - £84.93

Council Tax Band - D (East Cambs)

Property Type - End of Terrace
House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 105 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric - Air
Source

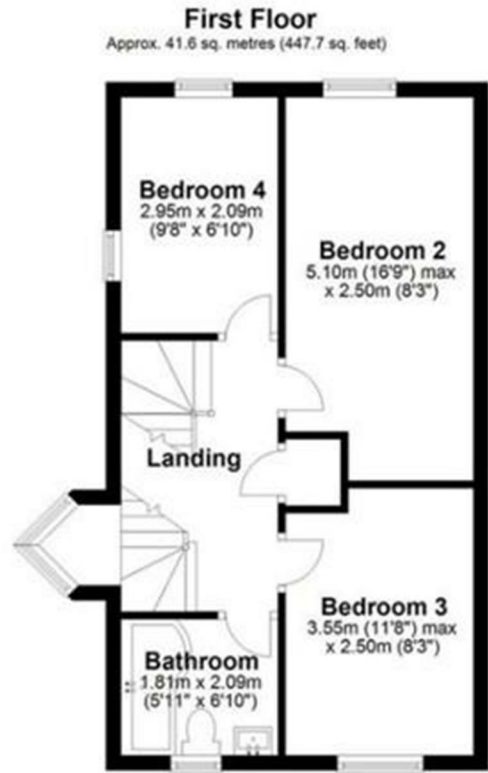
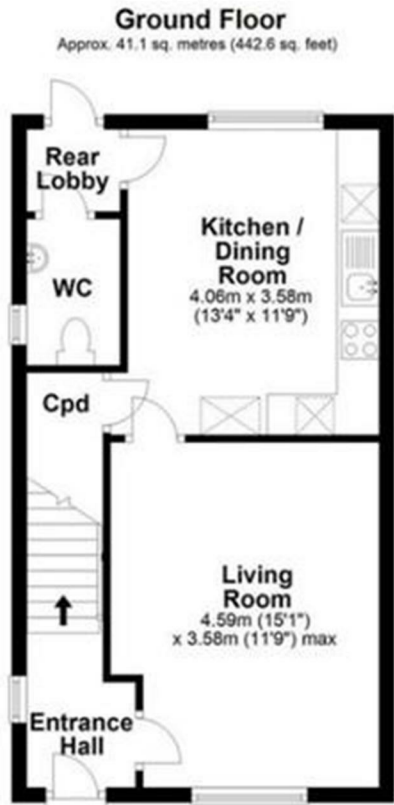
Broadband Connected - Ultrafast
broadband gigaclear or risefiber.

Broadband Type – Ultrafast
available, 5500Mbps download,
5500Mbps upload

Mobile Signal/Coverage – Ofcom
advise likely on all networks

Rights of Way, Easements,
Covenants – None that the vendor is
aware of





Total area: approx. 105.6 sq. metres (1137.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- End of Terrace Town House
- Four Bedrooms/Ensuite To Master
- Fully Enclosed Garden
- Off Road Parking
- Close Commute To Cambridge
- NO CHAIN



Energy Efficiency Rating	
Current	Potential
	84
73	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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