



Rampton Road, Cottenham, CB24 8UL
£400,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within a non-estate location, a short walk to the attractive green, with many period homes and the Village College. The property is offered for sale in excellent order throughout and enjoys a generous garden that extends further behind the garage. With a popular open plan ground floor which includes a modern kitchen with solid wood butchers block worktops and integrated appliances, there are three good size bedrooms and a modern bathroom to mention some of this property's many appealing features.

INTERIOR

The generous entrance hall includes a ground floor wc, and leads onto the open plan living room. With an attractive bay window, which provides a space for a home office and opens to a dining area and kitchen to the rear of the property. The modern kitchen comprises a comprehensive range of wall and base units in a high gloss finish with solid wood block work surfaces and integrated appliances, with views over the garden. The conservatory is a useful additional room with French doors leading to the garden. The galleried landing provides access to the three good size bedrooms and a modern family bathroom.

EXTERIOR

To the front of the property is a block paved driveway proving off road parking for two vehicles, a further driveway allows for more parking and access to the garage, with a personal door to the garden and power and light connected. The rear garden comprises a lawn area, various flowers and mature shrubs set to borders and beds, with established trees, the garden is partially walled and enclosed by fencing, with an additional parcel of land included, to the right-hand side of the property.

LOCATION

Cottenham is one of the largest villages in Cambridgeshire

KEY FEATURES

- Popular Village
- Link Detached House
- Open Plan Ground Floor
- Modern Kitchen & Bathroom
- Ground Floor WC
- Three Good Size Bedrooms
- Access To Cambridge
- Generous Corner Plot Garden
- Garage Alongside, Ample Parking
- View To Appreciate





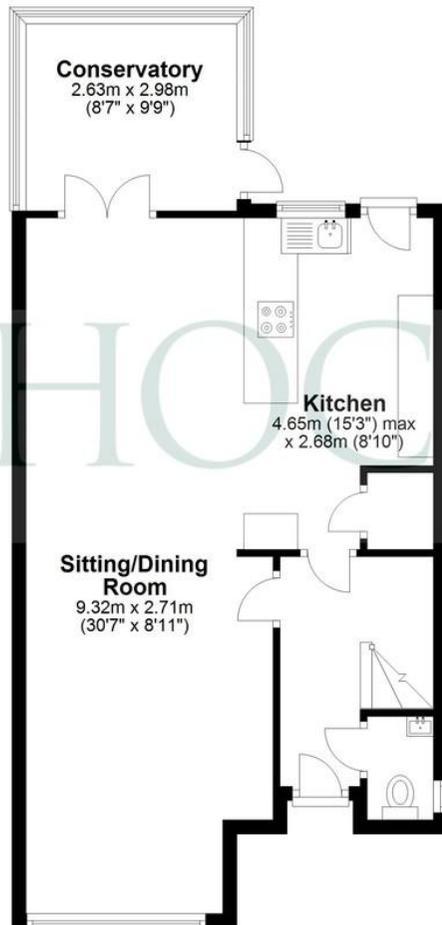
with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely. Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events.

Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community. Cottenham has a broad range of amenities including two doctor's surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs and a village hall.

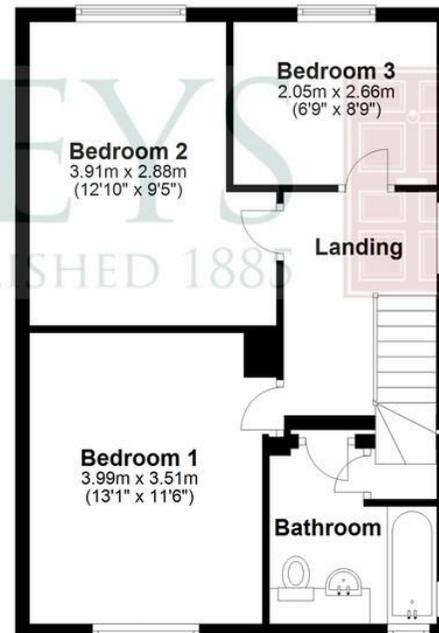




Ground Floor



First Floor



ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band D
2021/2022 Annual £1,999

Services
Mains gas, electricity and water

Transport Links
Access to Cambridge via A14, M11 and A1
Guided bus stop - Histon
Nearest Train Station - Cambridge North, 5 miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		