ENTRANCE HALL Stairs to first floor landing, loft access, doors off, double airing cupboard housing hot water tank.

OPEN PLAN LOUNGE/DINER 13' 9" x 12' 11" (4.19m x 3.94m) Two velux windows to rear, electric wall heater.

KITCHEN 12' 3" x 6' 5" (3.73m x 1.96m) Velux window to front, range of built-in wall and base units, drawers under, rolled edge worktop surface with tiled splashback, stainless steel sink unit, plumbing and space for washing machine, space for fridge/freezer.

BEDROOM ONE 12' 4" x 8' 9" (3.76m x 2.67m) Walk-in wardrobe with shelving and hanging, wall mounted electric heater.

BEDROOM TWO 12' 2" x 6' 10" (3.71m x 2.08m) Velux window to front, wall mounted electric heater.

BATHROOM Velux window to front, wc, hand basin and bath with electric shower over, tiled splashback, chrome heated towel rail, extractor fan.

GARDENS AND PARKING Outside there is parking allocated for one vehicle plus visitors parking

The garden is enclosed by fencing and mainly laid to lawn with timber shed.

LOCATION AND FACILITIES The village of Fen Drayton lies approximately nine miles from the University City of Cambridge, for history, art and culture, restaurants and shops.

Five miles from St Ives, a historic market town, and nine miles to Huntingdon train station. The village itself is very picturesque with the High Street being the centre, home to a quaint thatched pub and a short walk to the RSPB nature reserve, Fen Drayton Lakes, well known for wetland birds.

The guided bus stops within the nature reserve and takes passengers to Cambridge along what was previously the train line; this service also continues to Addenbrookes hospital and west bound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike.

From the small but successful Primary school, children then progress to Swavesey Village College, rated outstanding by Ofsted.

AGENTS NOTE Please contact the office for further information on the lease.

Floor Plan

Approx. 58.2 sq. metres (626.2 sq. feet)

Total area: approx. 58.2 sq. metres (626.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property.

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Flat 6 Cootes Court, Cootes Lane,
Fen Drayton, Cambridge, CB24 4YP

£160,000 Leasehold

A chain free, two bedroom apartment situated within the heart of this sought after village. The property is sold with a shared of the freehold, garden and parking allocated.

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