



Howlett Way, Bottisham, CB25 9EQ

**CHEFFINS**



## Howlett Way

Bottisham,  
CB25 9EQ

A beautifully presented two bedroom terrace property situated in a popular location within this sought after village. The accommodation extends to approximately 663sqft arranged over two floors and offers the added benefit of allocated off road parking, EV charger, and air-source heat pump.

### LOCATION

Bottisham is a delightful village just 6 miles east of Cambridge and is well placed for access to the A14 and A1303, as well as Cambridge North Railway Station and the market town of Newmarket. The village benefits from a variety of local amenities including a gym, cafe/bakery, primary school, secondary school, leisure centre, medical centre, shops and a post office.



Guide Price £325,000





## UPVC FRONT DOOR

into:

## LOBBY

with wood flooring and downlights.

## SITTING ROOM

with access to the first floor, UPVC window overlooking the front aspect, radiator, under stairs storage cupboard, LED downlights, glass panelled doors leading into:

## KITCHEN/BREAKFAST ROOM

with wood flooring, a range of floor and wall units, wood effect laminate work tops, integrated hot point oven and 4 ring induction hob with extractor fan, space and plumbing for dishwasher and washing machine, one and a half bowl stainless steel sink and drainer with mixer tap, and space for fridge freezer, UPVC double glazed window overlooking the rear garden, radiator.

## FIRST FLOOR

## LANDING

with access to boarded and insulated loft, storage cupboard containing hot water tank, doors leading to respective rooms.

## PRINCIPAL BEDROOM

with UPVC window overlooking front aspect, radiator, built in wardrobe.

## BEDROOM 2

with UPVC window to rear and radiator.

## BATHROOM

with tiled floor and walls, three piece white suite comprising of shower over bath, low level WC and hand wash basin, heated towel rail and extractor fan, UPVC frosted window to the rear, mirrored storage unit.

## OUTSIDE

The property is approached via a pathway, front garden is predominantly laid to lawn with various borders containing a variety of plants and shrubs. Pathway continues down offering access into rear garden via a side gate/

The rear garden is enclosed by timber fencing and predominantly block paved making it perfect for al fresco dining, borders containing a variety of plants and shrubs, a timber shed provides further storage. Gate out onto the rear of the property where the allocated parking spaces are located. Air source heat pump is also located in the rear garden as well as EV charger.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Freehold

Council Tax Band - B

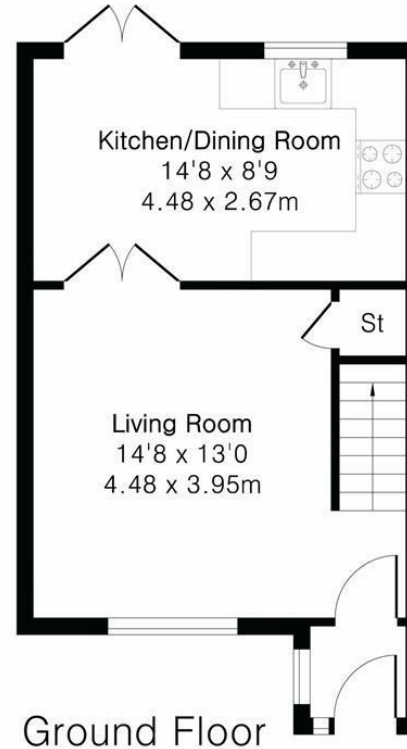
Local Authority - East Cambridgeshire District

Council

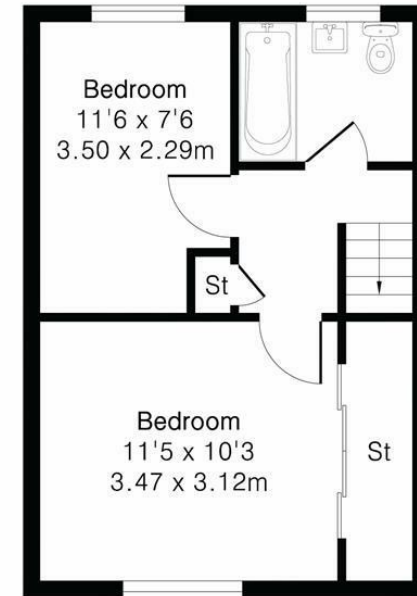
**Approximate Gross Internal Area 663 sq ft - 61 sq m**

Ground Floor Area 339 sq ft - 31 sq m

First Floor Area 324 sq ft - 30 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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