



High Street, Cottenham, CB24 8GG

**CHEFFINS**

## High Street

Cottenham,  
CB24 8GG

A beautifully presented two bedroom retirement bungalow available to the over 60's which has been sympathetically improved by the current owners with new carpets and redecoration throughout. The property extends to approximately 785sqft and further benefits from shared allocated parking and front and rear gardens.

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### LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library and primary school. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.



**Guide Price £180,000**



**FRONT DOOR**

into:

**ENTRANCE HALL**

carpeted, with doormat inset, radiator, downlight, storage cupboard with shelving, access into various rooms.

**KITCHEN**

with tile effect laminate flooring, range of floor and wall units, integrated oven and 4 ring electric hob, stainless steel sink and drainer, space and plumbing for washing machine, part tiled walls, upvc double glazed window overlooking front of the property, radiator, extractor fan. Cupboard housing boiler.

**SITTING ROOM**

carpeted, with two radiators, downlight, wall lights, upvc dual aspect double glazed window overlooking both the side and rear of the property, upvc double glazed door also leading out onto rear garden.

**PRINCIPAL BEDROOM**

carpeted, radiator, upvc double glazed window overlooking front of the property, downlight, built-in wardrobe with hanging rail and shelving.

**BEDROOM 2**

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight.

**BATHROOM**

with wood effect laminate flooring, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, part tiled walls, radiator, downlight, extractor fan.

**OUTSIDE**

The property is approached via brick paved driveway shared with Court Care Home leading to allocated parking spaces for the Close Care bungalow residents. A pathway leads to a gate leading to front of the property. Pathway continues to gate to the rear garden. Front garden is predominantly laid to lawn with borders containing a variety of shrubs and plants.

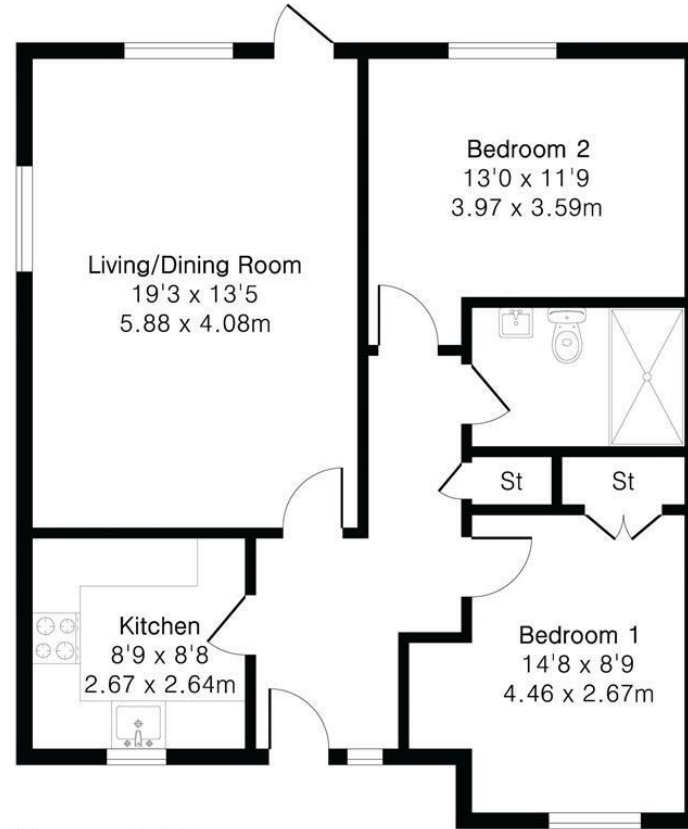
Pathway down the side of the property enclosed by concrete post and timber fencing, gravelled and access into the rear garden which has a terrace area perfect for outside seating. The rear garden is predominantly laid to lawn and partially enclosed by timber fencing and hedging.

**AGENTS NOTE**

Tenure - Leasehold  
Length of Lease - 98 Years Remaining  
Annual Ground Rent - £100 (£25 per quarter)  
Annual Service Charge - £3034.38  
Service Charge Review Period - N/A



Approximate Gross Internal Area 785 sq ft - 73 sq m



Ground Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(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 £180,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - South Cambridgeshire

District Council

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.



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.

