



Willow Way, Bottisham, CB25 9BS

CHEFFINS

Willow Way

Bottisham,
CB25 9BS

A three bedroom link-detached property extending to approximately 1203sqft and arranged over two floors. The property which would benefit from sympathetic modernisation benefits from off-road parking and a garage and is located in the ever popular village of Bottisham in a convenient location for the village's wealth of amenities including schools, pub and shops.

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 primary school, secondary school (Ofsted: Outstanding), leisure centre, medical centre, shops and a post office.

3 1 1

Guide Price £395,000





FRONT DOOR

leading into:

ENTRANCE HALL

carpeted, downlighter, stairs rising to first floor, access into various rooms.

DOWNSTAIRS CLOAKROOM

with lino flooring, part tiled walls, upvc double glazed frosted window overlooking side of the property, low level w.c. with wash hand basin and understairs storage cupboard containing electricity and gas meter and fuse box, wall light.

KITCHEN

with vinyl flooring, range of floor and wall units, laminate worktop, part tiled walls, one and a half stainless steel sink and drainer, space for oven, space and plumbing for washing machine, upvc double glazed window overlooking rear garden, space for fridge/freezer, built-in pantry cupboard.

SITTING ROOM/DINING ROOM

carpeted, downlighter, upvc double glazed window overlooking front of the property, two radiators, electric feature fireplace, stone surround and slate hearth, upvc double glazed sliding doors opening out onto rear garden.

UTILITY ROOM

with vinyl flooring, radiator, skylight and downlight, access out into entrance porch which then leads out to the rear garden via upvc double glazed door, access into:

STUDY

carpeted, downlight, upvc double glazed sliding doors out to the rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, access into loft space, upvc double glazed window, downlighter, radiator, airing cupboard housing boiler and water tank.

PRINCIPAL BEDROOM

carpeted, downlighter, upvc double glazed window overlooking front of the property.

BEDROOM 2

carpeted, downlighter, upvc double glazed windows overlooking the rear garden.

BEDROOM 3

carpeted, downlighter, upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM

with vinyl flooring, part tiled walls, upvc double glazed frosted window overlooking front of the property, downlighter, three piece suite comprising walk-in bath with electric shower over, wash hand basin and low level w.c., heated chrome towel rail.

OUTSIDE

The property is approached via pathway leading to upvc double glazed front door. Front garden is predominantly laid to lawn with borders containing various hedges and shrubs.

Rear garden is fully enclosed walled rear garden, predominantly brick paved with various beds and borders containing a variety of trees, plants and shrubs. Access into the GARAGE from the rear garden with up and over door, concrete floor, power. Gate out onto the rear which leads to off-road parking in front of the garage as well as access via the up and over door. Outside tap. Solar panels.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

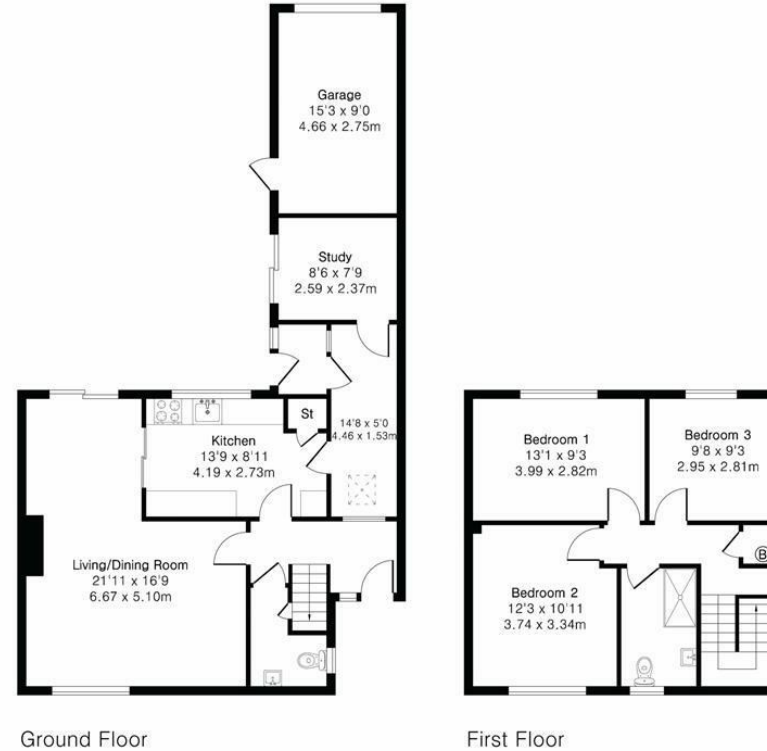
Guide Price £395,000
Council Tax Band - D
Local Authority - East Cambridgeshire
District Council

Approximate Gross Internal Area 1203 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 703 sq ft - 65 sq m

First Floor Area 500 sq ft - 46 sq m

Garage Area 138 sq ft - 13 sq m



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.

CHEFFINS

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

