



Courtyard Way, Cottenham, CB24 8SF

CHEFFINS

Courtyard Way

Cottenham,
CB24 8SF

A beautifully presented three bedroom semi-detached property extending to approximately 689sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a garage and courtyard garden and is located close to local amenities and transport links.

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 £325,000





UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALL

carpeted, radiator, stairs to first floor and access into various rooms.

KITCHEN

with a range of soft close floor and wall units, laminate wood effect worktop, integrated Becko oven and 4 ring Becko induction hob with extractor fan and stainless steel splashback, stainless steel sink and drainer, space and plumbing for dishwasher, space and plumbing for washing machine, upvc double glazed window overlooking front of the property, wood effect laminate flooring, downlight.



CLOAKROOM

with laminate flooring, low level w.c., wash hand basin, radiator, upvc double glazed frosted window overlooking front of the property, fuse box, downlight, coat hanging hooks.

SITTING/DINING ROOM

carpeted, radiator, wall lights, upvc double glazed doors out onto rear garden, upvc double glazed window overlooking rear garden, understairs storage cupboard with shelving and light.

ON THE FIRST FLOOR

LANDING

carpeted, downlight, access into storage cupboard housing boiler and various rooms including:

PRINCIPAL BEDROOM

carpeted, radiator, hanging rails, upvc double glazed window overlooking the rear garden, downlight, access to loft space.

BEDROOM 2

carpeted, radiator, upvc double glazed window overlooking front of the property, downlight, hanging rails.

BEDROOM 3

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

BATHROOM

with three piece suite comprising of bath with shower over, low level w.c., wash hand basin, upvc double glazed frosted window overlooking front of the property, laminate flooring, part tiled walls, downlight, extractor fan, radiator.

OUTSIDE

The property is approached via brick built driveway leading to both the front door and offering off-road parking for multiple vehicles and access to garage beyond. The front garden is predominantly enclosed via hedging.

Rear garden is block paved with terrace perfect for outside seating and al fresco dining, fully enclosed via timber fencing, side gate out onto driveway and personal door into GARAGE with up and over door, concrete base, light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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 - 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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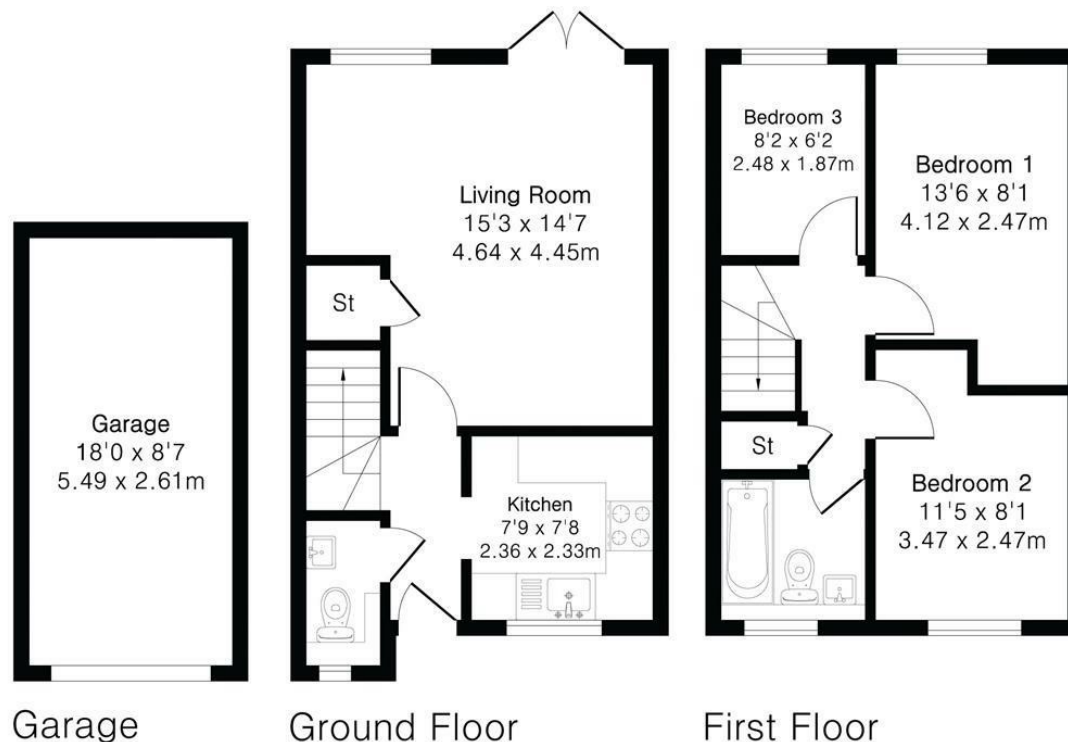
IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

**Approximate Gross Internal Area 689 sq ft - 64 sq m
(Excluding Garage)**

Ground Floor Area 347 sq ft - 32 sq m

First Floor Area 342 sq ft - 32 sq m

Garage Area 154 sq ft - 14 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.

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