



Maple Close, Bottisham, CB25 9BQ

CHEFFINS

Maple Close

Bottisham,
CB25 9BQ

A beautifully presented extended semi-detached property in an appealing cul-de-sac location forming part of this attractive well served village just a few minutes north of the city with convenient access to the A14 network as well as Cambridge City Centre and Newmarket. EPC: D, Council Tax Band: D. Available February 2025

LOCATION

Bottisham is a village situated on the east side of Cambridge with easy access to Cambridge and Newmarket. There are good facilities including local shops, doctor's surgery, Church, primary school and Village College. The village is an established community with regular bus services to Cambridge, Newmarket and Ely.

4 2 1

£2,000 PCM





Entrance Porch

with glazed windows to front and side aspect with glazed door.

Inner Hallway

with stairs leading to first floor.

Living Room

with double glazed window to the front aspect, coal effect electric fire and radiator, opening to;

Dining Area

with a radiator, double glazed double doors leading to the rear garden, cupboard with fitted shelves.

Kitchen / Breakfast Room

The kitchen comprises a range of fitted wall and base units with work surfaces over, inset dual stainless steel sink with mixer tap and drainer, 5 ring Siemens gas hob, waist height Siemens oven and grill, tiled splashbacks, space for fridge/freezer, space and plumbing for dishwasher, tiled floor, radiator, double glazed window to rear aspect with views over the garden, 2 Velux roof lights, stable door leading to the side aspect.

Shower Room / utility

with a low level WC with concealed flush, hand basin with tiled splashbacks, privacy glazed window to the side aspect, corner shower with tiled surround and wall mounted electric shower, wall mounted heated towel rail, space and plumbing for washing machine and dryer, fitted cupboard with shelving.

FIRST FLOOR

Landing

with doors to:

Master Bedroom

with a double glazed window to front aspect, built-in wardrobe and drawers, cupboard with fitted shelves and housing water tank, further fitted cupboard with shelving and hanging space.

Bedroom 2

with double glazed window to the rear aspect with views over the garden, radiator, cupboard housing fitted shelving and hanging rail.

Bedroom 3

with double glazed window to the front aspect, radiator, large cupboard with fitted shelves.

Bedroom 4

with double glazed window to the side aspect, radiator.

Family Bathroom

with a freestanding roll top bath with handheld shower attachment, hand wash basin with vanity cupboard below, low level WC, 2 privacy windows to the rear aspect, radiator.

OUTSIDE

The property is approached via a paved driveway with hard standing for 2 vehicles.

The front garden is mainly laid to lawn with an array of mature flower and shrub borders.

Gated side access leads to a covered lean to with an outside tap, which in turn leads to the rear garden.

To the rear of the property is an attractive enclosed rear garden part walled with a large paved patio area, principally laid to lawn with mature trees and flower and shrub borders, timber shed, outside light.

Please be aware that the part of the lawn nearest to the road is owned by the Park Estate and is maintained by the Residents' association.

Garage

with up and over door, light and power.

Letting Agents Notes

Deposit - £2307.00

Holding Deposit - £461.00

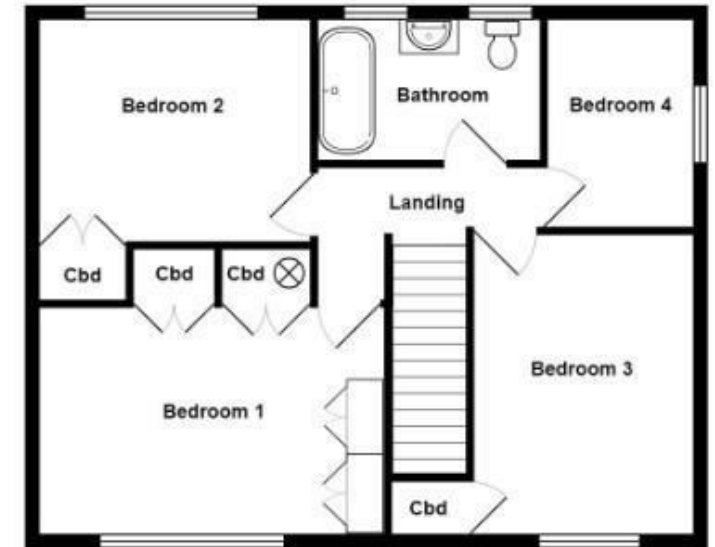
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

£2,000 PCM
Council Tax Band - D
Local Authority - East Cambs Council

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Total Area: 115.9 m² ... 1248 ft² (excluding garage)
All measurements are approximate and for display purposes only

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.

