



London Road, Six Mile Bottom, CB8 0UF

CHEFFINS

London Road

Six Mile Bottom,
CB8 0UF

- Three bedrooms
- En suite & family bathroom
- Air source heating
- Allocated parking with EV charging point
- Enclosed garden
- Close to A11 and access to Cambridge
- 10 Year warranty
- Approximately 1300 sq ft

Plot 1 is the first of four properties available in this exclusive development within close proximity to Cambridge and the A11. The homes are well presented with fitted kitchens and bathrooms, enclosed rear gardens with a resin patio and allocated parking for two cars. The property is spacious and offers approximately 1300sq ft.

3 2 1

Guide Price £395,000





LOCATION

Six Mile Bottom is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and Convenience store. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

GROUND FLOOR

ENTRANCE HALL

with door to front, staircase rising to the first floor and cupboard housing the air source heat pump controls.

LOUNGE

Double glazed windows to the front and side aspects. Open plan to:

KITCHEN/DINING ROOM

Fitted with a range of base and wall mounted units with work surface and tiled splashbacks, a central island, sink and drainer, built-in double oven and induction hob with extractor hood over, integrated appliances including fridge, freezer, dishwasher, washing machine and tumble dryer. Double glazed window to rear and double glazed bi-folding doors to patio and garden.

WC

With a double glazed window to front, a low level wc and a pedestal mounted wash hand basin.

FIRST FLOOR

LANDING

Access to the loft space and built-in airing cupboard.

BEDROOM 1

Double glazed window to the front aspect and door to:

EN SUITE

Comprising double width shower enclosure with drench shower head, low level WC, vanity unit with wash hand basin and heated towel rail. Tiled walls and flooring and double glazed window to side.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Double glazed window to rear.

FAMILY BATHROOM

Comprising side panel bath with shower over, low level WC, vanity unit with wash hand basin and heated towel rail. Tiled walls and flooring and double glazed window to front.

FRONT GARDEN

Laid to lawn with post and rail fencing and path to front door. Gated side access to:

REAR GARDEN

The garden is laid to lawn with flower and shrub borders and a resin patio, fully enclosed with close board fencing. There is storage for bicycles and a bin store. Two tandem allocated parking spaces to the rear with an EV charging point.

AGENT'S NOTES

Please note some of the property images have been virtually staged.

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Semi-detached house
- Property Construction - Traditional brick & block with tiled roof
- Number & Types of Room - Please refer to the floor plan
- Square Footage - To be confirmed
- Parking - 2 allocated parking spaces with 1 EV charging point
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump with underfloor heating to ground floor and radiators to first floor
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

• Rights of Way, Easements, Covenants - Shared and maintenance costs for access to designated parking areas

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

VIEWINGS

By appointment through the Agents.





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

Guide Price £395,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambridgeshire

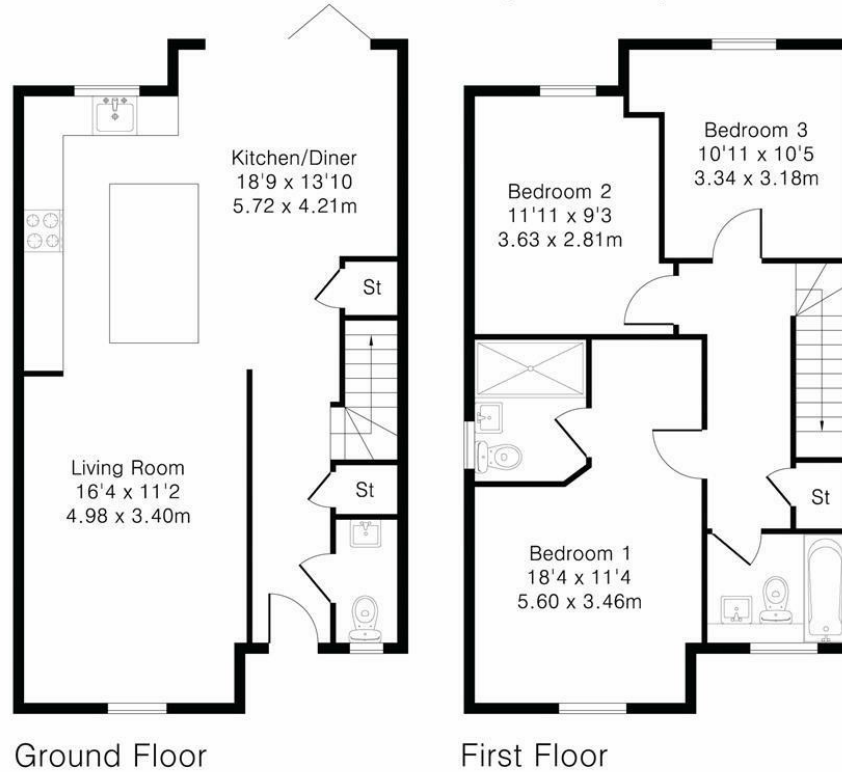




Approximate Gross Internal Area 1136 sq ft - 106 sq m

Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 568 sq ft – 53 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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

Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk



CHEFFINS

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.