



Trinity Close, Bottisham, CB25 9DE

CHEFFINS

Trinity Close

Bottisham,
CB25 9DE

- Semi-detached family home
- Spacious open plan kitchen/breakfast room
- Three bedrooms
- Modern bathroom suite
- Extensive off-street parking
- South-west facing garden

A well-maintained, tastefully decorated three-bedroom semi-detached home in the popular village of Bottisham. The ground floor offers a spacious living room and a kitchen/diner with French doors to the south-west facing garden. Upstairs are two double bedrooms with built-in storage, a single bedroom, and a family bathroom. Outside, the garden is mainly lawn with a patio, plus two powered storage areas and a 10x20 shed included in the sale.

3 1 1

Guide Price £375,000





LOCATION

Bottisham is a highly sought after and most desirable village, steeped in history and well known for its attractive village centre. The village enjoys a vast range of local amenities, many of which are just a short walk away, including multiple restaurants/eateries, village shop/post office, pharmacy, medical practice, hairdressers and a public house. A short journey to Cambridge, a university town steeped in history and charm, provides access to a wealth of amenities. In the other direction lies the popular and well served racing town of Newmarket with a whole host of amenities, including a train station. Another huge attraction to the village itself is the fantastic schooling options available, in particular Bottisham Village College as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form colleges. The tranquil and rural setting is further enjoyed by the short walk to Anglesey Abbey.

GROUND FLOOR

ENTRANCE HALL

Entrance door and staircase rising to the first floor.

LIVING ROOM

Window to the front aspect and archway to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with oak worktop, with ceramic sink and drainer, electric hob with extractor hood over, double oven, integrated dishwasher and space for fridge freezer and washing machine. Window and French doors opening to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect and built-in cupboards.

BEDROOM 2

Window to the rear aspect and built-in cupboards.

BEDROOM 3

Window to the front aspect.

BATHROOM

Comprising low level WC, wash basin, panelled bath with shower over, windows to the side and rear aspects.

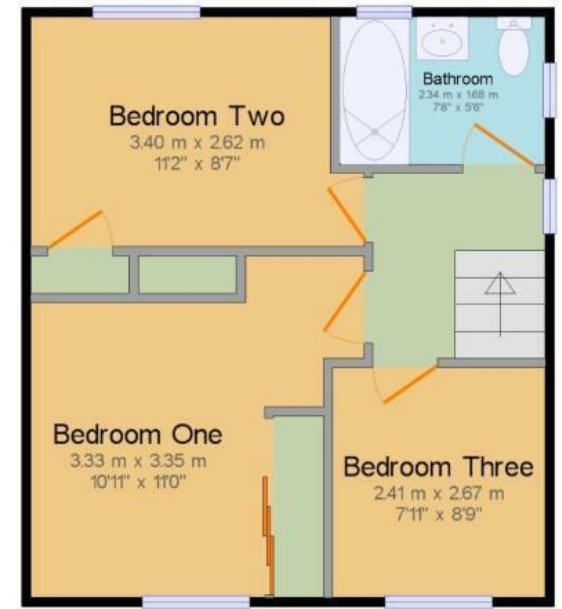
OUTSIDE

To the front of the property there is an extensive block paved driveway providing off-street parking for several vehicles. There is gated side access to the rear garden which is predominantly laid to lawn with a paved and decked terrace, a large timber storage shed and brick retaining walls.





Ground Floor



1st 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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire

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.



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