



Racecourse View, Cottenham, Cambridge, CB24
8AP



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Residential sales, lettings & management

9 Racecourse View
Cottenham
Cambridge
CB24 8AP

A very spacious semi detached two bedroom family home, in a residential cul de sac on the edge of the sought after village of Cottenham, eight miles north of Cambridge. Features a good sized rear garden, ample off road parking and open green space opposite.

- Sitting room
- Inner hall
- Cloaks/utility room
- Kitchen/ breakfast room
- Two bedrooms
- First floor bathroom
- Gas radiator heating
- Enclosed rear garden
- Off road parking

Offers around £310,000



An extremely spacious two bedroom semi detached home, with a good sized rear garden, just a short walk from the village centre. The property has a spacious sitting room, kitchen breakfast room and a cloak room/utility room, two bedrooms and first floor bathroom.

The village offers a wide range of shops and amenities, with a highly regarded primary school and village college.

TILED CANOPY PORCH

ENTRANCE DOOR

SITTING ROOM 15' 8" x 10' 2" (4.78m x 3.1m) Window to front, stairs rising to the first floor. Door to :

INNER HALL Double fitted understairs cupboard, door to kitchen and door to:

CLAOKS/UTILITY ROOM 6' 9" x 4' 6" (2.06m x 1.37m)

Window to rear, radiator, close coupled WC and pedestal wash basin.

KITCHEN/ BREAKFAST ROOM 15' 2" x 8' 7" (4.62m x 2.62m)

Well fitted range of units with contrasting work surface, single drainer sink unit, inset 4 burner gas hob and single oven. Space and plumbing for dish washer, canopy extractor and range of matching wall mounted cupboards. Wall mounted gas fired heating boiler, double French doors to the rear garden.

FIRST FLOOR LANDING Window to rear, fitted airing cupboard.

BEDROOM ONE 16' 11" x 9 max' 0" (5.16m x 2.74m)

Window to front, radiator, range of fitted wardrobes to one wall.

BEDROOM TWO 8' 3" x 6' 9" (2.51m x 2.06m) Window to front, radiator.

BATHROOM Fitted suite with pedestal wash basin, close coupled WC and bath with shower over, part ceramic tiling to walls, window to rear.

OUTSIDE

FRONT GARDEN Open plan garden area, with shrubs, driveway to side offering off road parking for two vehicles, gated pedestrian access to:

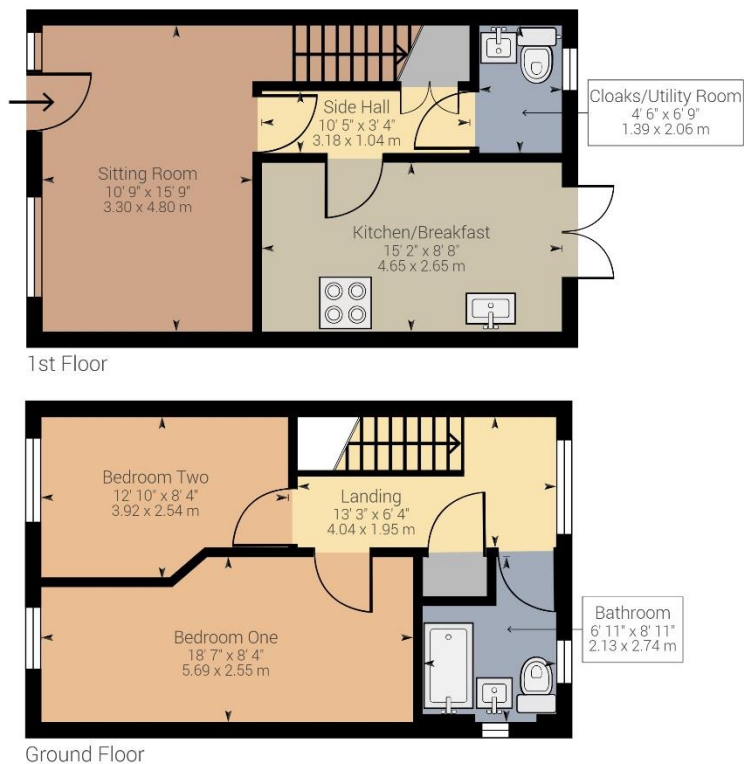
REAR GARDEN Of a good size with large lawned area, timber fencing to side and rear boundaries.

SERVICES All mains services are connected

TENURE Freehold

VIEWING By prior appointment with Pocock and Shaw



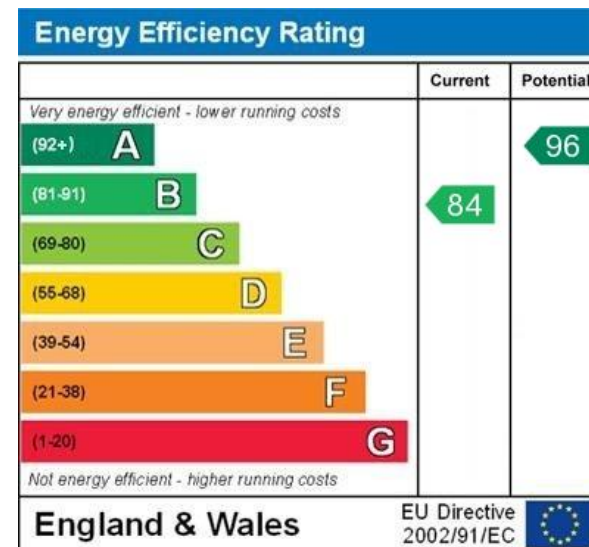


1st Floor

Ground Floor

Approximate net internal area: 788.73 ft² / 73.28 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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