



Rampton Road, Cottenham, CB24 8TH



pocock & shaw

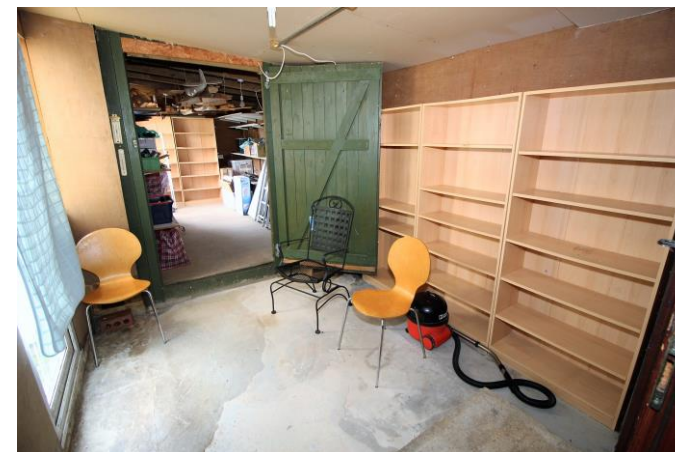
Residential sales, lettings & management

61 Rampton Road
Cottenham
Cambridge
CB24 8TH

A three bedroom semi detached house, set on a good sized plot, just a short walk from the village centre. With off road parking, and potential to extend. The property is in need of updating/modernisation, and is offered chain free.

- Entrance lobby
- Sitting room
- Kitchen
- Ground floor bathroom
- Workshop and shed
- Landing
- Three bedrooms
- Good sized rear garden
- Off road parking
- No onward chain

Offers around £300,000



This semi detached house is set on a good sized plot, with off road parking to the front and an enclosed rear garden. The village centre is just a short walk away and offers a range of shops and amenities, along with highly regarded primary school and village college. The property has been owned by the same family for some considerable time, and does really now need updating and modernisation.

ENTRANCE DOOR TO:

ENTRANCE LOBBY Stairs rising to the first floor, door to:

SITTING ROOM 14' 3 max" x 11' 10" (4.34m x 3.61m) Window to the front, fitted gas fire, double fitted cupboard to the alcoves. Door to:

KITCHEN 10' 7" x 8' 7" (3.23m x 2.62m) Window to the rear, fitted units with work surface, single drainer stainless steel sink unit with space and plumbing for the washing machine beneath. Further range of base units, and matching wall mounted cupboards. Side lobby with built in understairs cupboard.

GROUND FLOOR BATHROOM Fitted suite with pedestal wash basin, close coupled WC and bath with fitted mixer tap shower attachment.

FIRST FLOOR LANDING Window to the side, wall mounted gas fired heater.

BEDROOM ONE 13' 1" x 9' 0" (3.99m x 2.74m) Window to the front, built in over stairs cupboard. Original cast iron fire place and surround.

BEDROOM TWO 11' 7" x 8' 2" (3.53m x 2.49m) Window to the rear. Original cast iron fire place and surround.

BEDROOM THREE 8' 8" x 8' 0" (2.64m x 2.44m) Window to the rear.

OUTSIDE

FRONT GARDEN Enclosed by hedge to the front boundary and driveway providing off road parking for two vehicles.

STORE ROOM 22' x 7' 7" (6.71m x 2.31m) Door to the front, power and light, sliding door to:

SHED /WORKSHOP 10' 0" x 8' 11" (3.05m x 2.72m) Door to the rear garden.

REAR GARDEN A good sized garden, with paved path way and patio. Gated pedestrian access to the rear. Timber shed 11'x7'2.

SERVICES All mains services are connected

TENURE Freehold

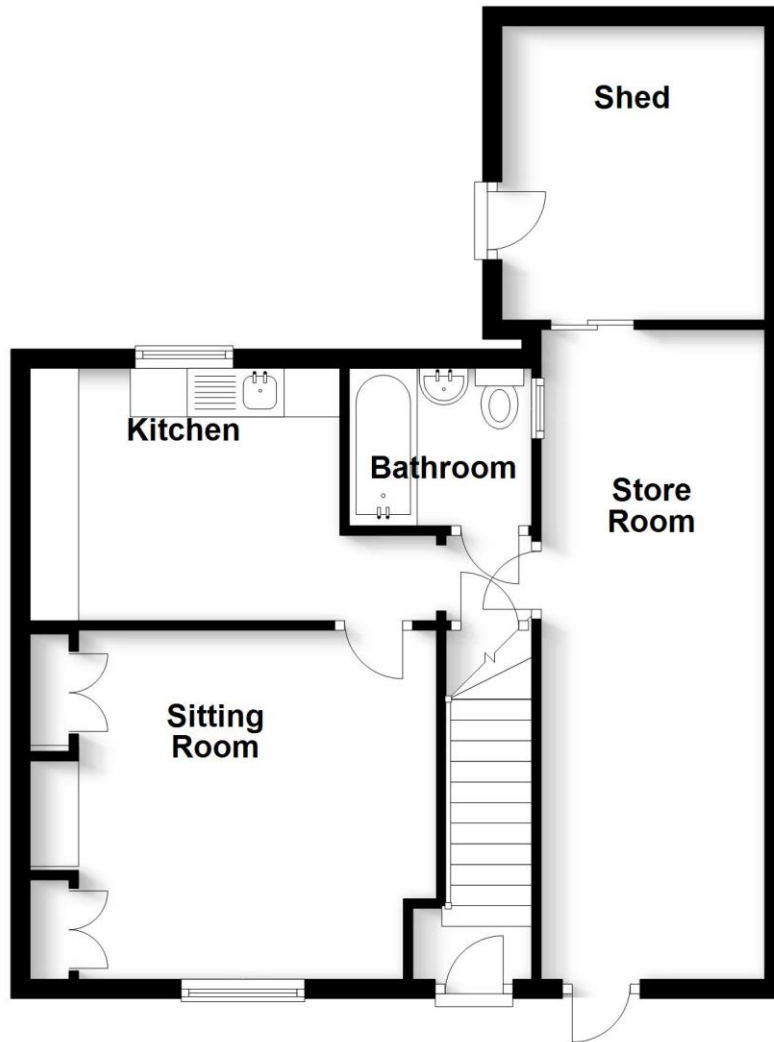
VIEWING By prior appointment with Pocock and Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

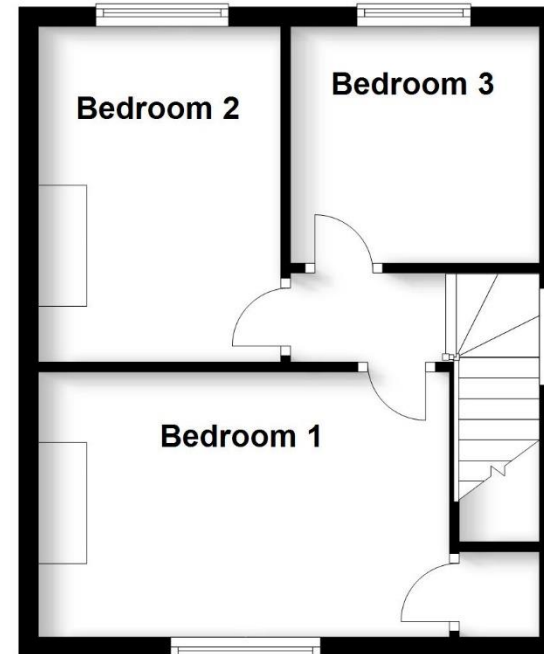
Ground Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



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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