ENTRANCE PORCH Door to front, double glazed window to side, door to entrance hallway.

ENTRANCE HALLWAY Stairs leading to first floor, door to sitting room.

SITTING ROOM 13’ 10” x 11’ 11” (4.22m x 3.63m) Double glazed window to front, gas fire with timber surround and stone hearth, electric wall heater.

KITCHEN 10’ 5” x 8’ 9” (3.18m x 2.67m) Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Oven, hob and extractor hood over. Plumbing for washing machine, space for fridge/freezer, inset stainless steel sink unit with mixer tap, door to conservatory, door to rear lobby.

REAR LOBBY Under stairs storage cupboard with shelving.

GROUND FLOOR BATHROOM Obscured double glazed window to side, w.c, hand basin, corner bath with shower attachment over, fully tiled walls, mirrored fronted cabinet, wall mounted gas boiler.

CONSERVATORY 11’ 2” x 10’ 4” (3.4m x 3.15m) Brick built and double glazed construction, double glazed French doors to garden.

SIDE CONSERVATORY 19’ 8” x 7’ 4” (5.99m x 2.24m) Double glazed construction, double glazed French doors to front and rear.

LANDING Double glazed window to side, doors off.

BEDROOM TWO 11’ 2” x 8’ 3” (3.4m x 2.51m) Double glazed window to rear.

BEDROOM ONE 13’ 10” x 9’ 7” (4.22m x 2.92m) Two double glazed window to front, walk in wardrobe with window to front.

BEDROOM THREE 8’ 8” x 8’ (2.64m x 2.44m) Double glazed window to rear.
GARDENS AND PARKING To the front of the property is a driveway providing off road parking for numerous vehicles. The rear garden backs onto fields and is laid mainly to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, outside tap, bike store and pathway leading to the bottom of the garden with various fruit trees, rose garden with pergola. There is a gated rear garden with timber decked area, summerhouse, pond, greenhouse, timber shed, composting area.
23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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139 Rampton Road, Cottenham, Cambridge, CB24 8TJ

£300,000 Freehold

Sold with the advantage of no onward chain, this well presented three bedroom semi detached house sits within a generous and beautifully maintained garden. The property also benefits from having both a modern kitchen and bathroom, two conservatories and ample parking to the front of the property. The village of Cottenham has a strong sense of community and benefits from a High Street of various shops including a Co-op and other more local businesses, a successful Primary and Village College, doctors, community centre to name but a few. There is easy access to the university city of Cambridge, Waterbeach and Cambridge North stations, the M11, A14 and A1