

**LOCATION** 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 A10.

**LOUNGE** 15' 7" x 10' 10" (4.75m x 3.3m) Double glazed windows to front, stairs to first floor, two radiators, door to inner hallway

**INNER HALLWAY** 10' 4" x 3' 10" (3.15m x 1.17m) Doors to kitchen/diner and ground floor cloakroom, double built in cupboard with shelving and hanging, radiator.

**KITCHEN/DINER** 15' 2" x 8' 1" (4.62m x 2.46m) Double glazed French doors to the garden, range of fully fitted wall and base units in a high gloss finish with drawers under, rolled edge worktop surface over and return splash back, stainless steel sink unit with mixer tap, stainless steel oven with hob and extractor hood over and matching splash back, space for fridge/freezer, plumbing for dishwasher and washing machine, cupboard housing wall mounted boiler, radiator, ceramic tiled floor.

**GROUND FLOOR CLOAKROOM** Obscured double glazed window, WC, hand basin with tiled splash back, radiator.

**FIRST FLOOR LANDING** Obscured double glazed window to rear, loft access, airing cupboard housing hot water tank and shelving, doors to

**BEDROOM ONE** 12' 1" x 8' 9" (3.68m x 2.67m) Double glazed window to front, radiator.

**BEDROOM TWO** 19' 0" x 6' 8" (5.79m x 2.03m) Double glazed window to front, radiator.

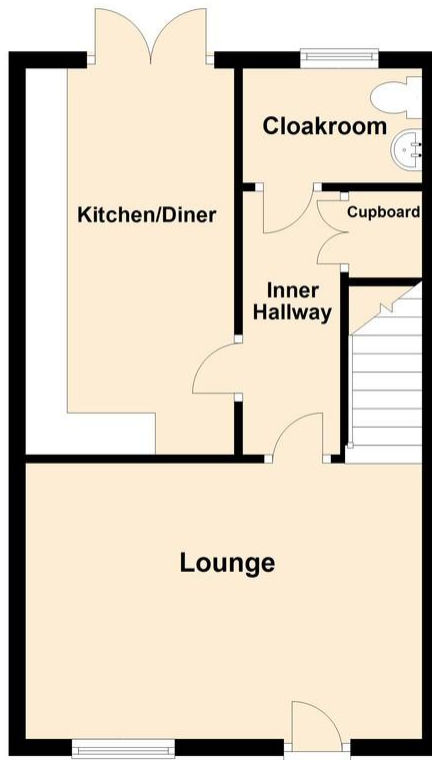
**BATHROOM** Obscured double glazed windows to side and rear, WC, hand basin, bath with tiled splashback and chrome shower fitting over, extractor fan, shaver point, chrome heated towel rail.



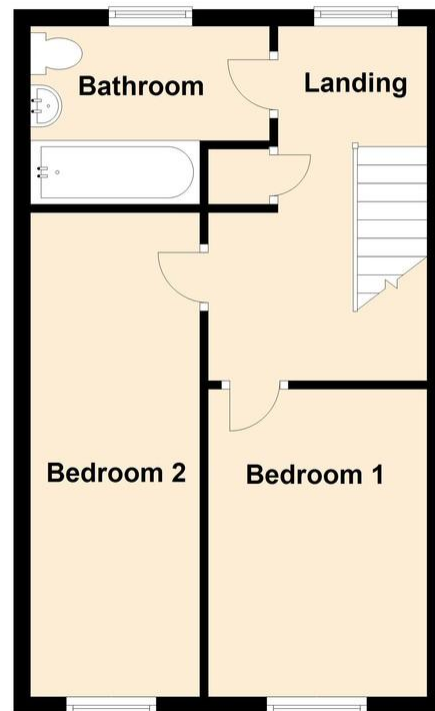
**GARDEN AND PARKING** To the front of the property is a landscaped garden with a driveway providing off road parking. Gated side access leads to the rear garden which is mainly laid to lawn, enclosed by fencing, has a paved patio area and outside tap.



**Ground Floor**



**First Floor**



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11 Racecourse View, Cottenham,  
Cambridge, CB24 8AP

**£280,000 Freehold**

An immaculately presented semi detached house pleasantly situated within a small modern development and overlooking a central green. The property offers generously proportioned accommodation, which includes an open plan kitchen/diner, inner hall with built in storage/utility cupboard and ground floor wc. The first floor comprises two double bedrooms and a bathroom, with spacious landing. The driveway provides parking and leading to a good size back rear garden.



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