



80 High Street, Great Abington, Cambridge, CB21 6AE
Offers In Excess Of £595,000 Freehold



rah.co.uk
01223 800860

AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE WITH GREAT SCOPE FOR FURTHER ENLARGEMENT, SET WITHIN A MATURE PLOT OF APPROXIMATELY HALF AN ACRE, LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom detached bungalow
- Refitted kitchen/breakfast room
- Ample parking/garage and workshop
- EPC-E/50
- Chain free
- Triple aspect sitting room
- Oil fired central heating to radiators
- Mature gardens of approximately half an acre
- Council tax band-E

Number 80 is a 1950's detached single storey residence, extended with scope for further expansion, particularly in the roof space which already boasts two large loft storage rooms, perfect for a conversion subject to planning consents. The current owners bought an additional piece of garden land at the rear, increasing the plot size to approximately half an acre, backing onto paddocks and views over the village church.

The accommodation comprises an entrance hall with door to a triple aspect sitting room with feature open fireplace with brick surround and tiled hearth. The kitchen/ breakfast room has been re-fitted with modern cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring induction hob, oven, extractor, pantry cupboard plus space for a fridge/freezer. Just off is a rear lobby with space and plumbing for a washing machine and tumble dryer, plus a cloakroom/WC. Off the inner hallway are three good sized bedrooms, two with fitted wardrobe cupboards, a third with glazed patio doors to outside and currently utilised as a formal dining room. The family bathroom has in recent times been re-fitted and boasts a panel bath, a tiled shower cubicle, low level WC and pedestal wash hand basin.

In the roof space, there are two generous loft storage rooms both with windows and a landing area.

Outside, the property is set back from the road and screened by hedging. A block paved driveway provides parking for several vehicles and leads to the garage with electric door, power and light connected with adjoining workshop. The rear garden is laid mainly to lawn with flower and shrub beds, a selection of specimen trees, a decked patio area with pergola over and all backs onto fields with views of the church to the rear.

Location

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

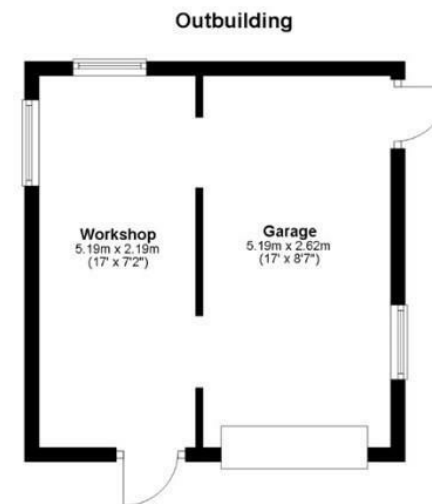
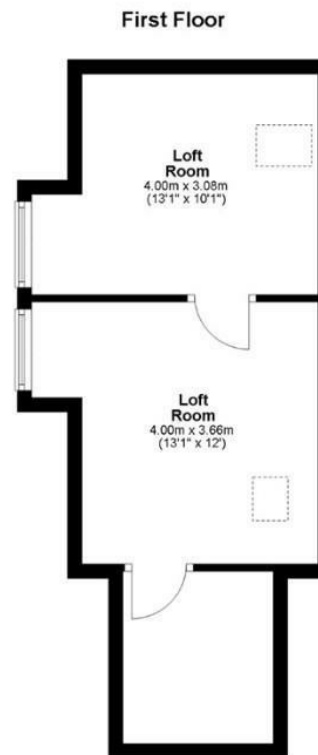
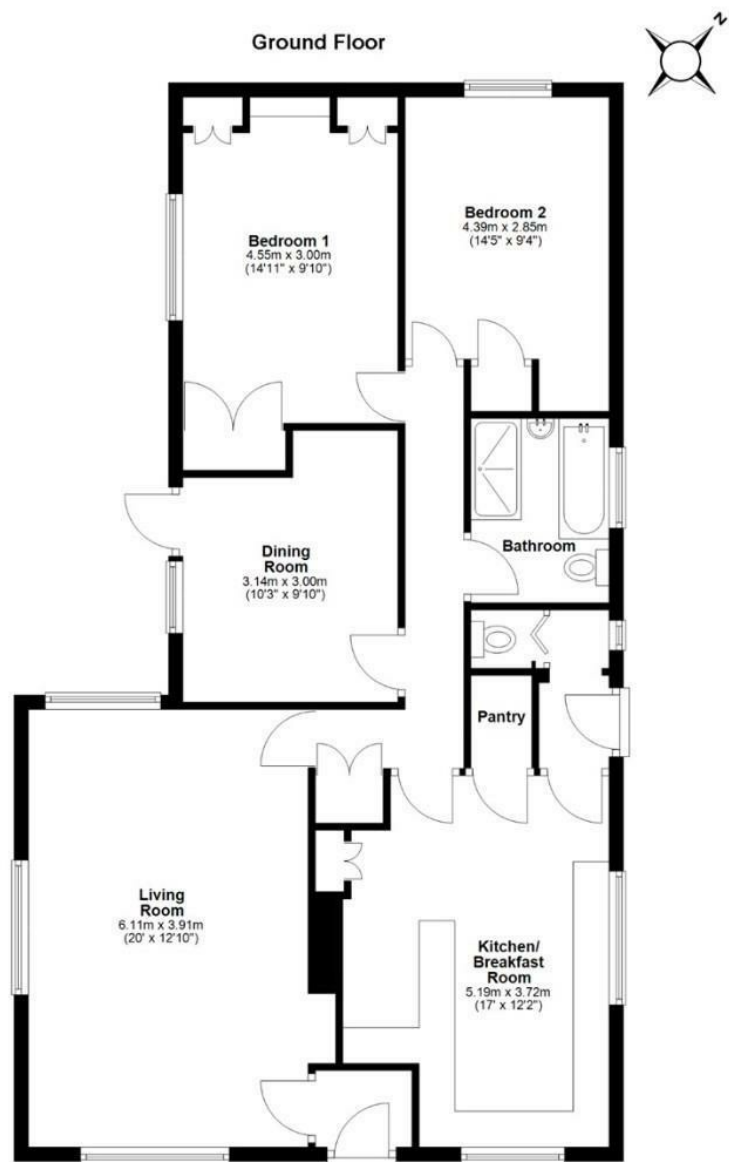
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 100 sqm (1075 sqft)
Excluding Loft Rooms and Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

