



71 Racecourse View, Cambridge, CB24 8AP
£1,700 Per Month



rah.co.uk
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THE PROPERTY FEATURES A BRIGHT OPEN-PLAN LIVING AND KITCHEN AREA WITH SPACE FOR DINING AND ENTERTAINING, TWO WELL-PROPORTIONED DOUBLE BEDROOMS, A MODERN FAMILY BATHROOM, AND A CONVENIENT GROUND FLOOR WC.

• Terraced house • 2 bedrooms, 1.5 bathroom, 1 reception room • 827.5 sqft / 76.9 sqm • Constructed in 2015 • Gas-fired central heating to radiators • Allocated parking to the rear • Plot size - approx 0.05 acres • EPC - B / 85 • Council tax band - C

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Parking

There is allocated parking

White Goods

Washing machine, fridge

Utilities, Bills and Payments

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Supply

Electricity Supply: Mains
Water Supply: Mains
Heating Supply: Gas Mains
Sewerage Supply: Mains

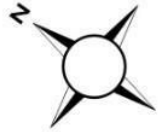
Broadband

Standard/Copper (ADSL) broadband is available at the property, please refer to Ofcom to check for supply coverage and speeds.

Mobile Coverage

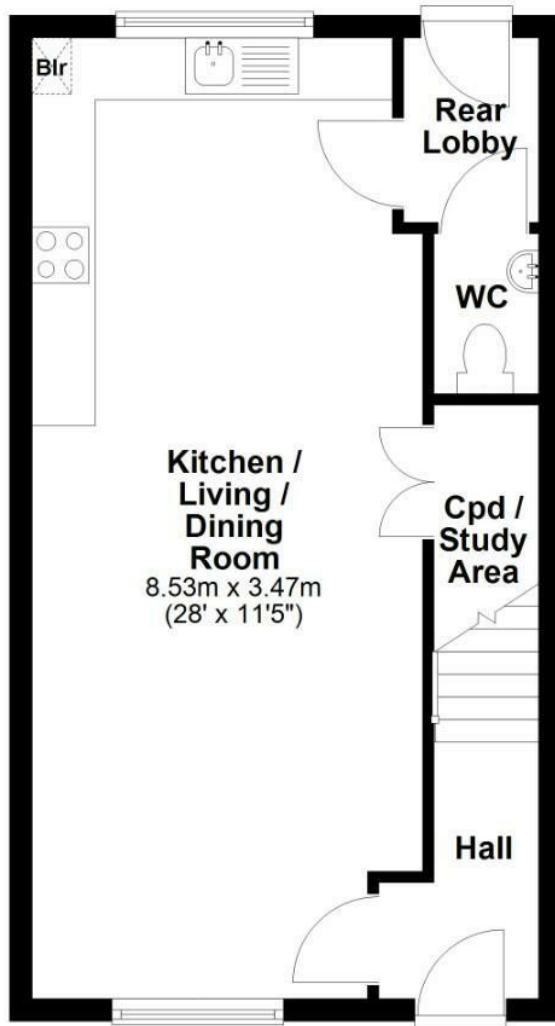
Mobile provider EE, Three, O2 and Vodafone are likely to have good/limited coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.





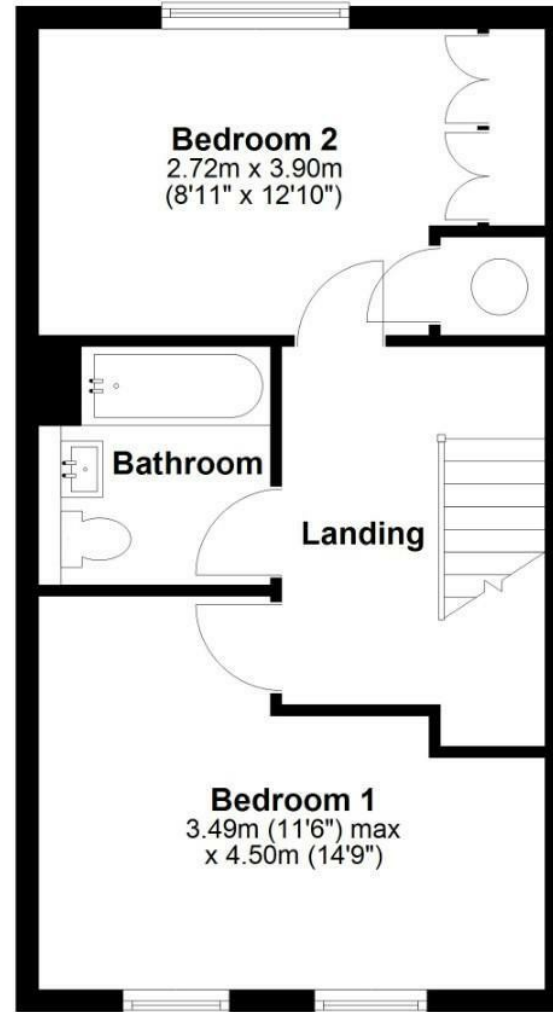
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

