3 Lambs Row, Cambridge, CB24 8TD

Offers In Excess Of £225,000 Freehold

REDMAYNE ARNOLD & HARRIS

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NESTLED OFF LAMBS LANE AND ALONG A PRIVATE FOOTPATH PROVIDING ACCESS TO JUST FIVE COTTAGES, LAMBS ROW IS A CHARMING TWO-BEDROOM COTTAGE, CONVENIENTLY PLACED FOR THE MANY AMENITIES LOCATED WITHIN THE HIGH STREET.

- Terraced cottage
- Constructed circa 1900
- 0.02 acre plot
- Garage en bloc
- EPC- C / 73
- 2 bedrooms, 1 bathroom, 1 reception room
- 605.3 sqft/ 60.4 sqm
- Gas fired central heating to radiators
- Mature front garden
- Council tax band-C

Situated within a short stroll of the high street, this charming two-bedroom cottage offers an excellent opportunity for those looking to establish themselves on the property ladder. Retaining a wealth of original character, the property combines traditional features with a contemporary kitchen to the rear.

The ground floor comprises a welcoming living room with access onto the mature front garden, creating a pleasant connection between the home and outside space. The social kitchen provides ample room for a dining table, making it a natural space for entertaining and everyday life. Also to the ground floor is a bathroom, together with a conservatory which has been put to excellent use as a useful utility area.

To the first floor are two bedrooms. The main bedroom is a generous double bedroom, and the second bedroom is currently arranged as a work-from-home space, offering flexibility for those requiring a dedicated home office, occasional bedroom or hobby room.

Externally, the property benefits from a mature front garden, providing an attractive setting and a degree of privacy. A garage situated en bloc provides off road parking with further parking available along Lambs Lane.

Location
Cottenham is a large and 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.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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

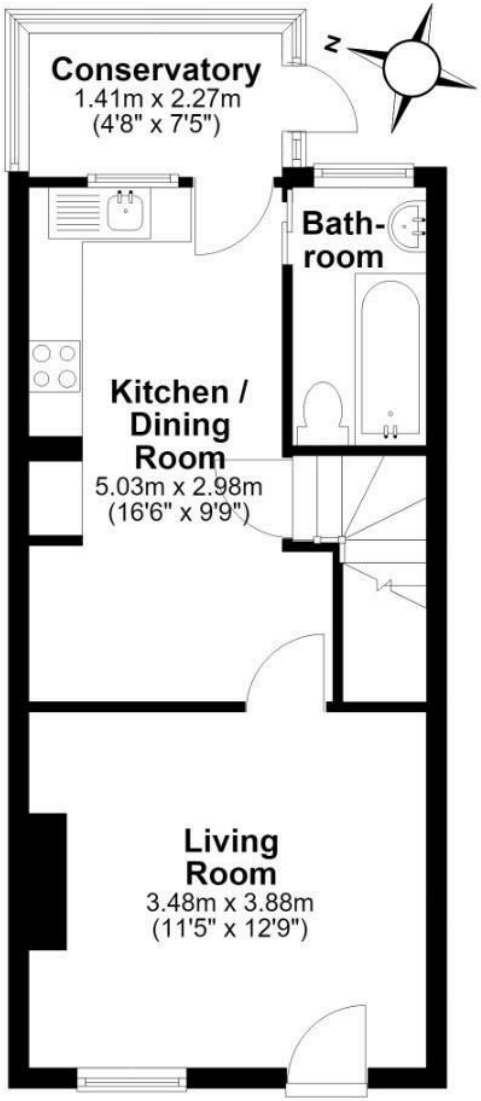
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note
Joint responsibility for upkeep of the drive and yard. No annual charge

Owner's perspective
"I love how close it is to the high street: it's so easy to pop out for groceries or for a coffee. It's also got great travel links in to Cambridge- I've commuted to the Science Park on my bike most days for the last 5 years! It's also beautifully peaceful with no road noise, because it's tucked away on a private lane. I originally fell in love with the beautiful large kitchen, and that's probably still my favourite space in the home."

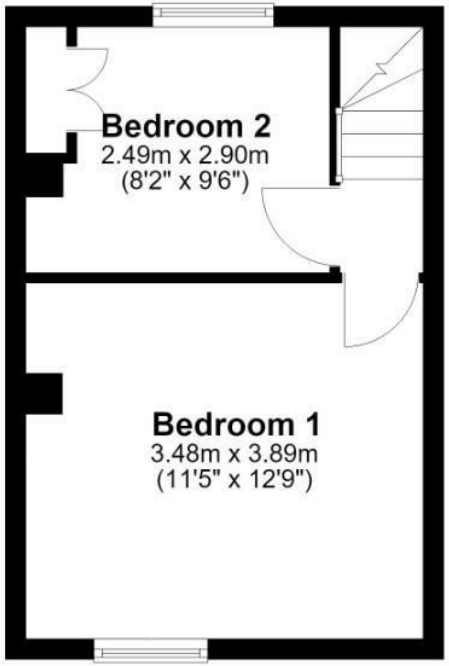
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



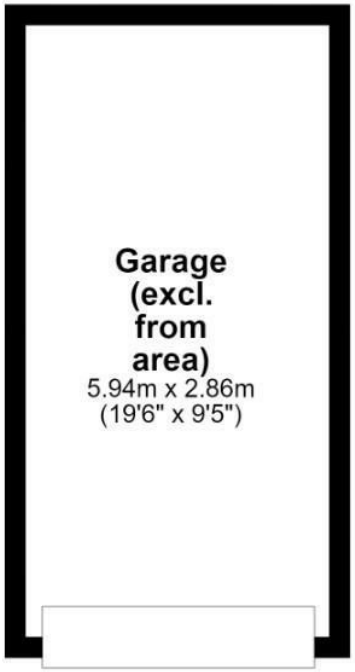
First Floor

Approx. 23.3 sq. metres (251.3 sq. feet)

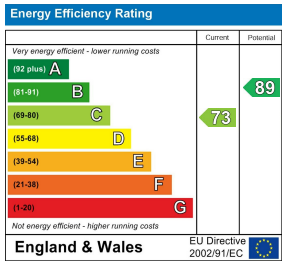


Floor Plan

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage (excl. from area))



Total area: approx. 60.4 sq. metres (650.3 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.