



16 Wilkin Walk, Cottenham, Cambridge, CB24 8TS

Guide Price £325,000 Freehold



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01223 819300

IDEAL FOR FIRST TIME BUYERS, THIS TURN-KEY EXTENDED HOME IS WITHIN A SHORT STROLL OF THE NEARBY HIGH STREET AND CONVENIENTLY PLACED FOR COMMUTING INTO THE HISTORIC CITY OF CAMBRIDGE.

- Extended terraced house
- 793.2 sq ft / 73.7 sq m
- Gas fired central heating to radiators
- 0.04 acre plot split between two
- Council tax band-B
- 2 bedrooms, 2 bathrooms, 1 reception room
- Built circa 1970
- Garage en bloc and parking to the front
- EPC-C/ 71
- Chain free

An extended terraced home offering well-proportioned accommodation extending to approximately 73.7 sq m (793.2 sq ft), arranged over two floors. Originally constructed in the 1970s, the property benefits from a spacious kitchen/dining room, two double bedrooms, a family bathroom and an additional ground-floor shower room. The property is entered via an entrance porch, which leads through to an inner hallway with stairs rising to the first floor.

The living room benefits from a fitted storage and media unit, whilst the adjoining kitchen/dining space occupies the property's single-storey extension, creating a spacious and well-equipped cooking area. Finished in a warm orange tone, the kitchen is fitted with attractive shaker-style cabinetry at both eye and base level, complemented by generous worktop space. Integrated appliances include a dishwasher, an electric fan assisted oven and an induction hob with an extractor hood above. Further space is provided for a fridge/freezer and washing machine. A useful additional shower room is conveniently situated just off the kitchen.

The first floor comprises two well-proportioned double bedrooms, both served by a family bathroom. The family bathroom benefits from white sanitary ware including a panelled bath with shower above, wet wall panelling, pedestal sink basin and a low-level WC.

Externally, to the rear, the garden is predominantly paved, with established flower beds running around the perimeter. Designed with ease of maintenance in mind, the garden offers an ideal setting for outdoor dining, entertaining and relaxation during the warmer months.

The property further benefits from a garage en bloc, an allocated parking space to the front, and additional residents' parking available along the road.

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-B

Fixtures and Fittings

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

Viewing

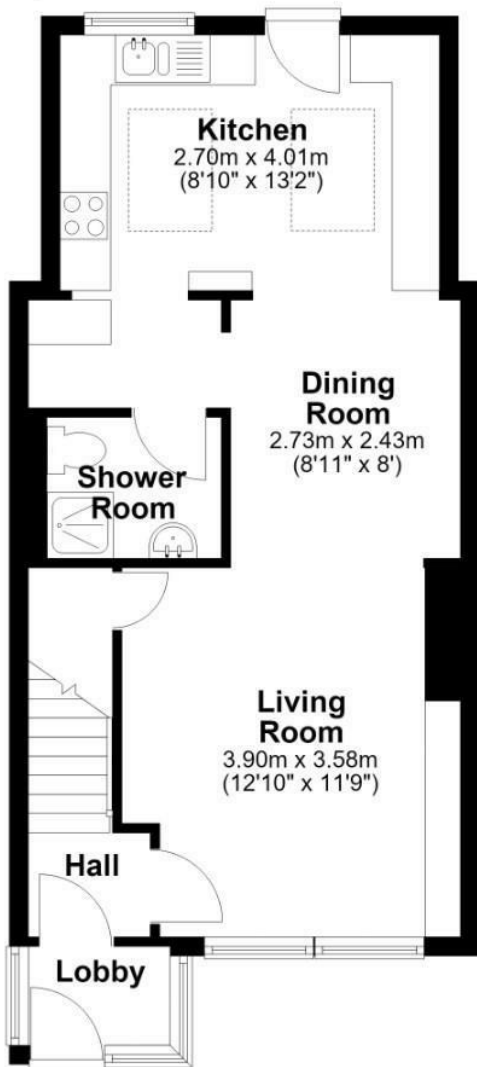
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





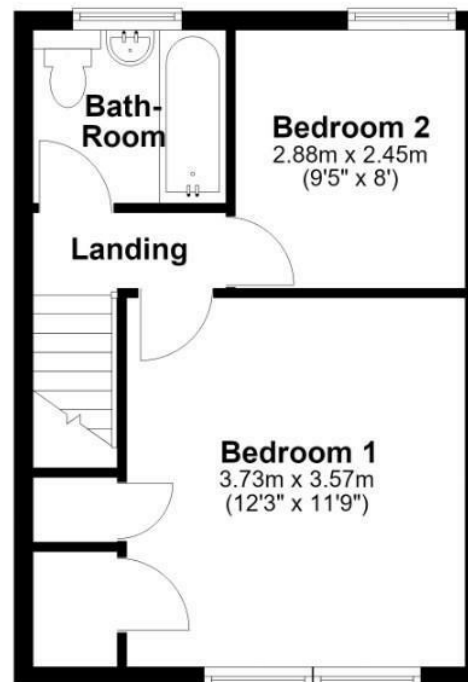
Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	

