



71 Racecourse View, Cottenham, Cambridge, CB24 8AP
Guide Price £325,000 Freehold



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**A TERRACED TWO-BEDROOM PROPERTY LOCATED WITHIN RACECOURSE VIEW,
COTTENHAM, A WELL-REGARDED CUL-DE-SAC LOCATED WITHIN A SHORT STROLL
OF THE NEARBY AMENITIES WITHIN THE HIGH STREET.**

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

Constructed in 2015, this spacious two-bedroom property measures 827.9 sqft / 76.9 sqm and could be reconfigured easily to create a third bedroom to the first floor.

To the ground floor the property has an entrance hall with stairs leading to the first floor and a large open plan living space measuring 28ft in length which incorporates the living area and kitchen. The kitchen for the property is configured within an 'L' shape with copious amounts of storage and ample worktop space. To the centre of the kitchen is room for a large 4/6-seater dining table which makes for an ideal entertaining / family space. The living area of the property has a front aspect, and the current owners have cleverly converted the understairs cupboard into a little nook/study area, ideal when working from home. Completing the ground floor is a rear lobby with access to the rear garden and an adjoining WC.

To the first floor the property has two substantial bedrooms which include a large bedroom to the front which could be re-configured to create a three-bedroom home. The master bedroom of the property over looks the rear garden and benefits from fitted wardrobes. Serving the two bedrooms is a family bathroom suite with a feature chequer board floor, panelled bath with shower above, a low-level WC, a pedestal sink unit and a heated towel rail.

Externally, to the rear of the property is a generous, fully enclosed rear garden, laid predominantly to lawn and with a patio area to the rear and a seating area underneath the kitchen window. Parking for the property is allocated within a shared block paved courtyard.

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

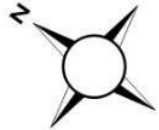
Fixtures and Fittings

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

Viewing

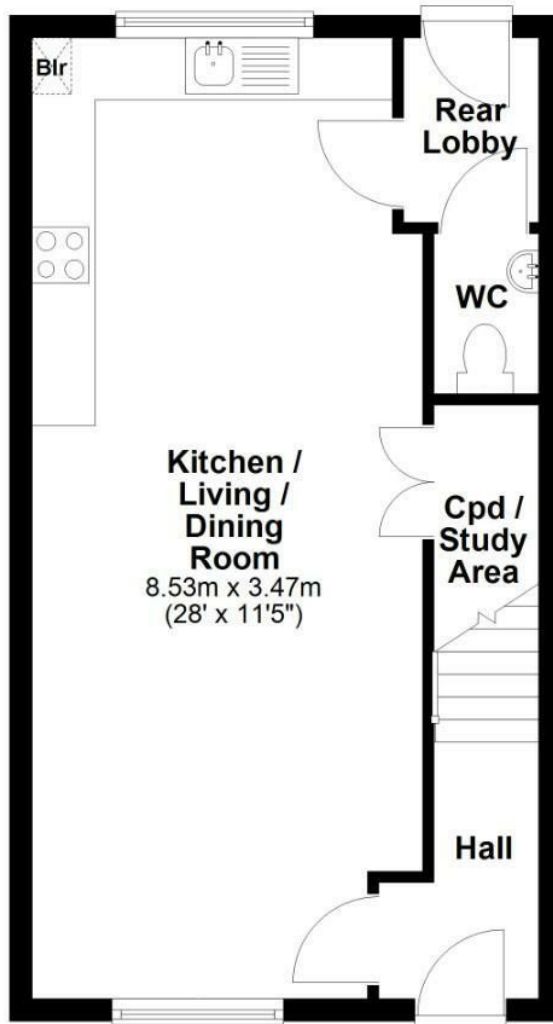
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





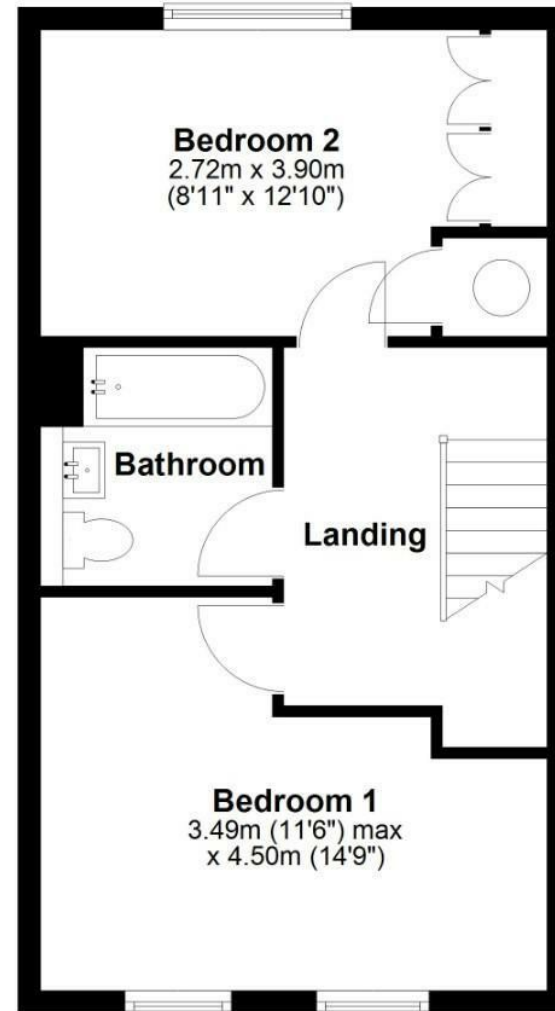
Ground Floor

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	

