



The Arch, Bottisham

Pocock + Shaw

4 The Arch, 77 High Street  
Bottisham  
Cambridge  
CB25 9BA

In need of full renovation a period 3  
bedroom cottage set within a  
picturesque courtyard setting close  
to the parish church and village  
amenities.

Cash buyers only.

Guide Price £240,000

EPC: F



Bottisham is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors' surgery, primary school and a well regarded Village College which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool, gym and library which are both open to the public.

The property forms part of an interesting courtyard development of pink cottages grouped around attractive communal gardens.

4 The Arch provides accommodation over two levels and retains much character associated with a building of this age. In addition there is a small front garden overlooking the parish church and the property has a garage situated in a nearby garage block.

The property is in need of full refurbishment and it is considered to be in a condition whereby obtaining mortgage finance using the property as a security will be hard to obtain. Prospective buyers are urged to make enquires with their respective lenders.

In detail the accommodation includes:-

## Ground Floor

### Entrance Hall

**Kitchen/Dining Room** 4.04m (13'3") max x 2.83m (9'3")

Window to the front and rear, built in

cupboard, door to the front courtyard, range of cupboards, sink unit with double drainer, tongue and groove timber ceiling.

**Sitting Room** 4.84m (15'11") x 4.04m (13'3")

With a window to the front and rear, brick faced fireplace, exposed beams, gas convector heater (not tested), staircase to the first floor.

## First Floor

### Landing

Two windows to the front, storage cupboard.

### Bathroom

With a window to the front, bath, hand basin, low level w.c.

**Bedroom 1** 4.04m (13'3") x 2.76m (9'1")

With a window to the rear.

**Bedroom 2** 4.29m (14'1") x 2.22m (7'3")

With a window to the rear, built in cupboard.

**Bedroom 3** 2.96m (9'9") x 2.06m (6'9")

With a window to the rear.

### Outside

Front garden overlooking the Church. Communal courtyard garden. Pedestrian access via the High Street and Arch with path to the front door.

Garage situated in a nearby garage block.



## Services

Mains water, drainage, gas and electricity are connected.

## Tenure

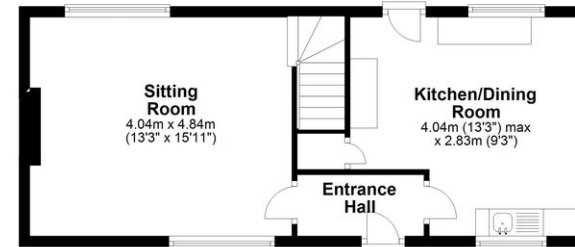
The property is freehold. There is an annual fee of £???? for the upkeep of the communal gardens levied to all the owners of the courtyard cottages.

**Important Note:** The vendors have had a structural engineers report carried out and this is available to read upon request

**Council Tax Band:** D East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw

Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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