



Rampton Road, Cottenham  
CB24 8TJ

Pocock + Shaw



103 Rampton Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TJ

An established detached three bedroom home on a south westerly facing plot. Ample off road parking and large garage with store room. Sold with no upward chain.

- Entrance porch and reception hall
- Sitting room
- Dining room
- Fitted kitchen with walk in pantry
- Three bedrooms
- Bathroom and en-suite shower room
- Gas radiator heating system
- Large garage with store room
- South westerly facing rear garden
- No upward chain

Offers in region of £498,500





An established and spacious detached three bedroom home, just on the edge of the popular village of Cottenham. The village offers a range of shops and amenities, with the Village College and primary school just a short walk away.

With two well proportioned reception rooms, fitted kitchen and pantry. Enclosed rear garden and double garage with store room.

**Double glazed entrance door to:**

**Entrance porch** Pine tongue and groove panelling to walls and ceiling, radiator, tiled floor, door to:

**Reception hall** Stairs rising to the first floor, radiator beech effect flooring, door to:

**Sitting room** 21'0" x 10'11" (6.40 m x 3.33 m) Bay window to the front, feature fireplace with fitted gas flame effect fire, oak surround and mantle, coved cornice, double radiator and window to the rear.

**Dining room** 10'11" x 10'7" (3.33 m x 3.23 m) Bay window to the front, radiator and picture rail.

**Kitchen** 10'6" x 9'11" (3.20 m x 3.02 m) Range of fitted units with work surface, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and integrated dishwasher. Inset four burner ceramic hob with single oven beneath and stainless steel canopy extractor above. Part ceramic tiled splashback, matching range of wall mounted cupboards. Window to the rear and door to side. Door to:

**Walk in pantry** Work surface with base units. Window to the rear.

**Half landing** Window to the rear

**Landing** Access to loft space.

**Bedroom one** 15'0" x 11'0" (4.57 m x 3.35 m) Bay window to the front, radiator, two double and two single fitted wardrobes. Door to:

**En-suite shower room** Fitted work surface with inset wash basin and enclosed cistern WC, double shower cubicle with ceramic tiling to the walls and multi head wall mounted shower unit. Window to the rear and recessed spotlights to the ceiling.

**Bedroom two** 10'8" x 10'4" (3.25 m x 3.15 m) Bay window to the front, radiator and picture rail.

**Bedroom three** 8'1" x 7'8" (2.46 m x 2.34 m) Window to the rear, radiator.

**Bathroom** Coloured suite with pedestal wash basin and corner bath, shower cubicle with fitted shower, ceramic tiling to the walls, Velux window to the front, radiator.

**Separate WC** Close coupled WC and window to the rear.

**Outside**

**Front garden** Enclosed garden area, with gravelled off road parking for several vehicles, driveway to the side to :

**Garage** 21'6" x 16'1" (6.55 m x 4.90 m) Single up and over door, power and light connected.

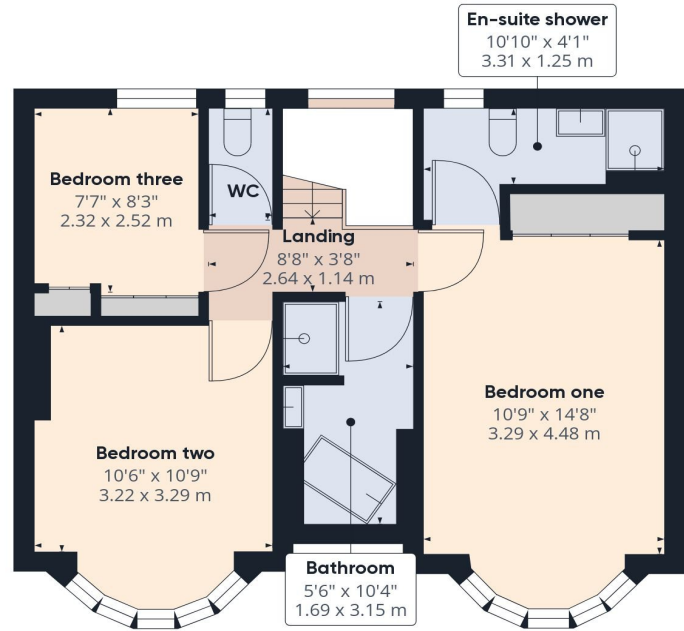
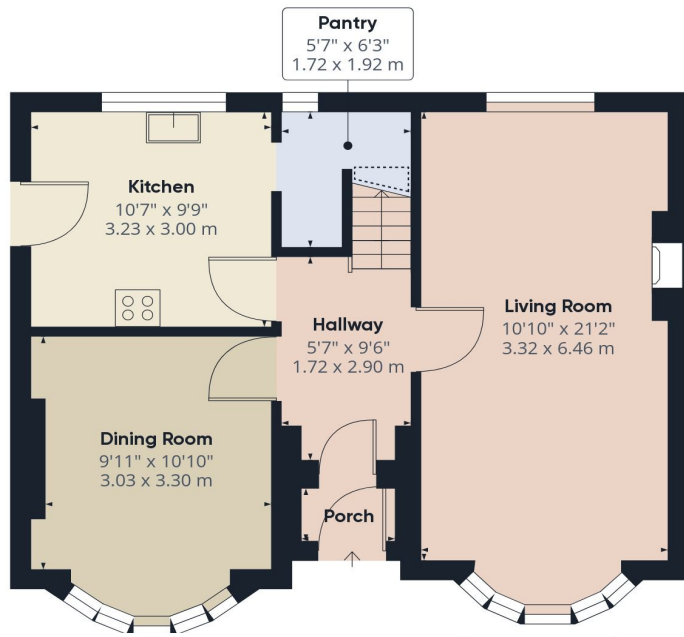
**Store room** 6'0" x 5'5" (1.83 m x 1.65 m) Door to the garden.

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

1121.22 ft<sup>2</sup>  
104.16 m<sup>2</sup>

**Reduced headroom**

1.89 ft<sup>2</sup>  
0.18 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			82



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