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Residential sales, lettings & management



20 Pound Close,
Bottisham,
Cambridge, CB25 9DT

A well proportioned three
bedroom semi-detached house
attractively situated in an
established residential cul-de-
sac close to the village college
and local amenities.

NO CHAIN
EPC: D

Guide Price £450,000



Pound Close is popular, established cul de sac of semi detached and detached family houses located close to the local school and village amenities. This particular house occupies a generous plot with a south facing rear garden complimented by a garage and off road parking.

Internally this lovely family home offers well proportioned rooms which it is considered would now benefit from some upgrading. It is also considered that the property would offer scope for an extension, subject to consent.

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.

With the benefit of a gas fired heating system in detail the accommodation includes:-

Ground Floor

Porch

With a uPVC entrance door and window to the side, door to:

Entrance Hall

With an entrance door, stairs to the first floor, under stair storage cupboard, radiator. We understand there is a parquet floor under the carpet.

Cloakroom

With a single glazed window to the front, fitted with a wash hand basin with cupboard under and tiled splashback, low-level WC.

Sitting Room 6.60m (21'8") x 3.36m (11')

With a uPVC double glazed window to the front, two radiators, aluminium sliding patio door to the garden. We understand there is a parquet floor under the carpet. Large opening to the:-

Dining Area 3.16m (10'4") x 1.75m (5'9")

With a uPVC double glazed window to the rear aspect, radiator, central heating thermostat, serving hatch from kitchen. We understand there is a parquet floor under the carpet.

Kitchen 3.16m (10'4") x 2.20m (7'3")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with double drainer, mixer tap and tiled splashbacks, electric point for cooker, uPVC double glazed window to the rear aspect, floor mounted gas fired boiler, opening to:-

Utility Room 2.85m (9'4") x 2.52m (8'3")

With a cupboard and work top, wall cupboard, plumbing for a washing machine, space for fridge/freezer and tumble dryer, single glazed window to the side, double radiator, door to the garden.

First Floor

Landing

uPVC double glazed window to the front aspect, access to a loft space, large airing cupboard with hot water cylinder.

Bedroom 1 4.56m (15') x 3.18m (10'5")

With an aluminium double glazed window to the rear, radiator.

Bedroom 2 3.36m (11') max x 3.34m (11')

With a uPVC double glazed window to the front, radiator.



Bedroom 3 3.16m (10'4") x 2.88m (9'5") max
With an aluminium double glazed window to the rear, built-in wardrobe, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and folding glass screen, pedestal wash hand basin, low-level WC, tiled surround, uPVC double glazed window to front, radiator.

Outside

The property is set behind a front garden laid to lawn with shrub borders, low brick retaining wall, driveway to the side providing off road parking and access to the **Garage** 5.04m (16'6") x 2.72m (8'11") with a window to the side, Up and over door, light and power supply.

The rear garden is just under 30 meters long and is laid to lawn with a paved patio, electrically operated awning, timber garden shed, greenhouse, garden tap and gate to the front.

Services

Mains water, drainage and electricity are connected.

Tenure

The property is freehold.

Council Tax Band: D East Cambridgeshire District Council

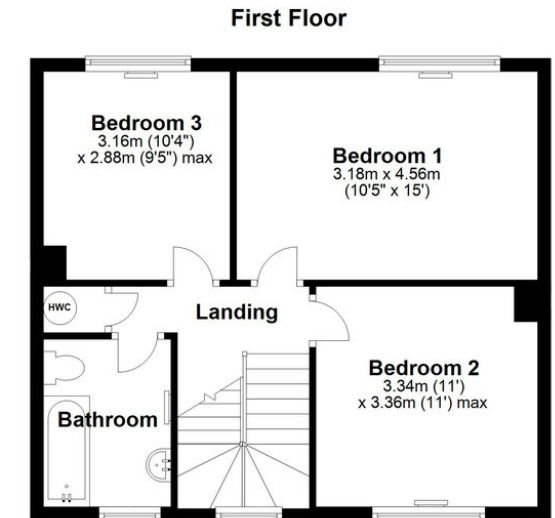
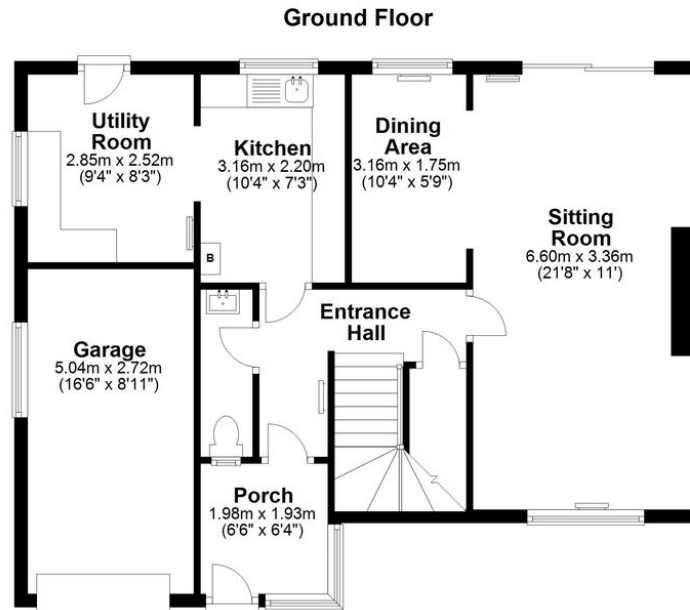
Important Note: The final 9 meters of the garden are not included in the sale.

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

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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