



Rampton Road, Cottenham, CB24 8TH



pocock & shaw
Residential sales, lettings & management

51 Rampton Road
Cottenham
Cambridge
CB24 8TH

A 3 bedroom 1930s semi detached house in need of updating in this popular and well-served village to the north of the city.

- Semi-detached house
- 3 bedrooms
- Ground floor shower/wet room
- Sitting Room
- Kitchen/dining room
- Gas central heating
- In need of refurbishment
- Sunny rear garden
- Attached garage
- No upward chain

Offers around £300,000



Cottenham village is a well served village just 6 miles north of the historic university city of Cambridge. There are a wide range of facilities in the village including a variety of shops and a highly regarded primary school and village college. The village is well placed for access to the A14 and M11 and there are railway stations at Waterbeach (4.5miles) and Cambridge North (6 miles).

This 3 bedroom semi-detached residence is believed to been built in the 1930s and offers well-proportioned accommodation over 2 floors. Now in need of refurbishment. The property has had a brick built garage added (approximately 20 years ago) and we are informed by the vendor that he believes that suitable footings were laid at the time to support a further storey as and when.

The house will be cleared prior to completion but the old garden greenhouse and shed will remain.

In detail the accommodation comprises:

GROUND FLOOR

Front door to

PORCH with windows on sides, part glazed door to

ENTRANCE LOBBY with stairs to first floor, door to

SITTING ROOM 14' 0" x 12' 0" (4.27m x 3.66m) with double glazed window to front, brick fireplace with Parkray fireplace (from hot water system but could be used as an open fireplace), tiled hearth, built in units to one side of chimney breast, picture rail, door to

KITCHEN/BREAKFAST ROOM 11' 2" (12'6 into door recess) x 8' 9" (3.4m x 2.67m) with double glazed window to rear, range of fitted wall and base units, one and a quarter bowl stainless steel sink unit and drainer, space and plumbing for washing machine, gas cooker point, wall mounted Potterton (Performa 30 HE) gas central heating boiler, radiator, door to

SIDE LOBBY with door to garage (see later), door to understairs cupboard, sliding door to

WET ROOM with window to rear, fully tiled shower area with Mira shower, wash handbasin with tiled splashbacks, wc, extractor fan, radiator, wall mounted electric convector heater.

FIRST FLOOR

LANDING with window to side, radiator, loft access hatch, doors to

BEDROOM 1 14' 2" x 9' 8" (4.32m x 2.95m) with double glazed window to front, radiator, picture rail.

BEDROOM 2 11' 5" x 8' 3" (3.48m x 2.51m) with double glazed window to rear, radiator, picture rail.

BEDROOM 3 8' 11" x 7' 11" (2.72m x 2.41m) with double glazed window to rear, radiator, picture rail.

OUTSIDE The property enjoys a front garden area mainly laid to lawn set behind an evergreen retaining hedge, flower and shrub borders. Adjacent driveway providing parking for one vehicle and leading onto

ATTACHED BRICK BUILT GARAGE 22' 6" x 10' 10" (6.86m x 3.3m) with part glazed personal door and aluminium up and over door to front, power and lighting. Further aluminium up and over door and part glazed personal door leading onto the rear garden, door to side lobby.

50' x 30' approx. westerly facing rear garden with lawns and vegetable garden, rear access gate, timber shed and greenhouse, outside tap.

Vehicular access can be gained to the back of the property via Orchard Close. Scope exists therefore to create an additional garage/off street parking area to the rear of the garden if desired.

SERVICES All mains services.


TENURE The property is freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	67	83
(81-91) B		
(69-80) C		
(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 



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