

GRAY
TOYNBEE



65 Racecourse View
Cottenham, CB24 8AP

Guide price £290,000



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Cottenham, CB24 8AP

- Private Garden
- Well Maintained Home
- Balcony Overlooking Greenery
- Allocated Parking

A delightful modern two-bedroom first floor maisonette with private garden and balcony, located in the popular village of Cottenham.

The property is conveniently situated at the end of a private cul-de-sac, has been well maintained throughout and benefits from a pretty enclosed garden. It is an ideal opportunity for first-time buyers and investors alike, requiring minimal upkeep and an EPC rating of C.

The ground floor entrance hall leads to stairs rising to the first floor, entering into the sunny dual aspect living, dining room. The kitchen is accessed via the living, dining space and has been thoughtfully designed, there is plenty of cupboards and worktop space. There is an integrated fridge freezer, freestanding dishwasher, washing machine and a gas hob with oven and extractor fan. The balcony is off of the living, dining room and has a beautiful outlook onto surrounding trees and gets fantastic sunlight.

There are two good sized bedrooms accessed via the





hallway, one benefits from inbuilt storage. The bathroom has a shower over bath, basin, WC and heated towel radiator, there is also a frosted window allowing plenty of ventilation.

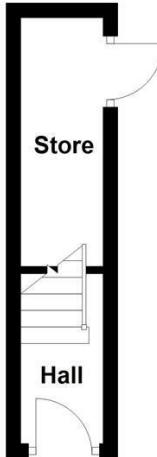
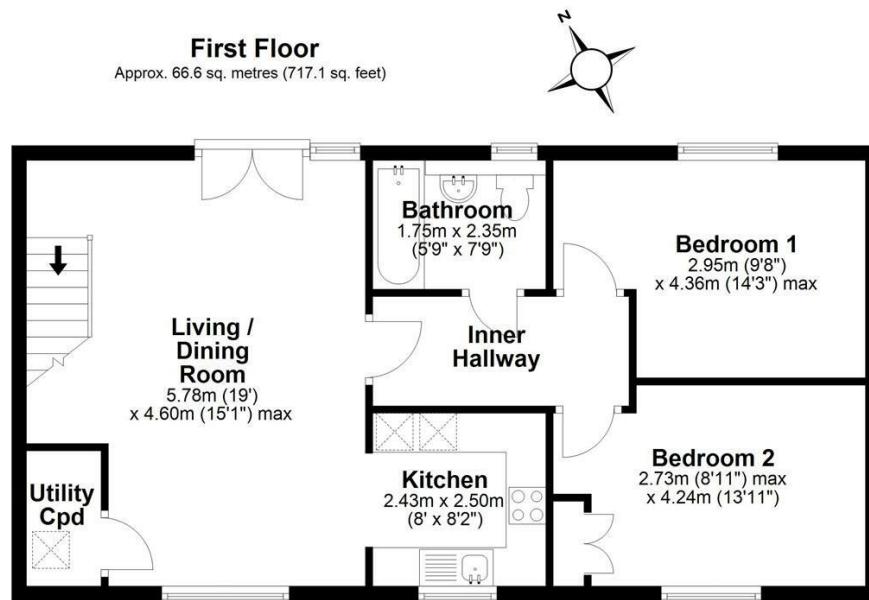
Outside, there is a private, enclosed garden which is mostly lawn and has some raised decking, the garden has been well maintained. There is an allocated parking space for the property and fully secure outdoor-access storage.

The property has gas central heating and radiators throughout.

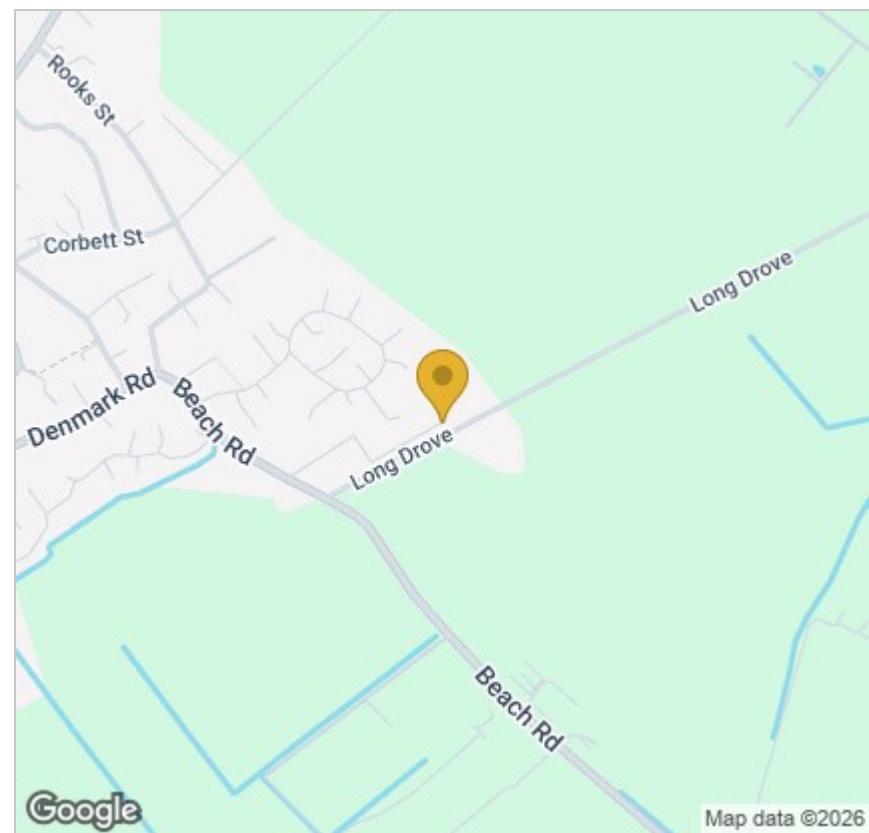
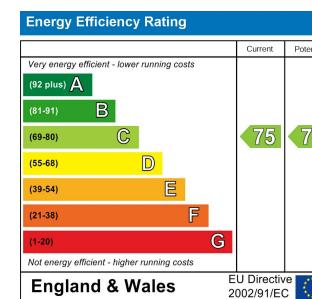
Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several pubs and eateries and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

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Ground Floor
 Approx. 6.5 sq. metres (69.5 sq. feet)

First Floor
 Approx. 66.6 sq. metres (717.1 sq. feet)


Total area: approx. 73.1 sq. metres (786.6 sq. feet)

 Drawings are for guidance only
 Plan produced using PlanUp.

Energy Efficiency Graph

 Tenure: Freehold
 Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
 154-156 Victoria Road, Cambridge CB4 3DZ
 01223 439 888 theteam@grayandtoynbee.com

Cambridge South
 Adkins Corner, Perne Road, Cambridge CB1 3RU
 01223 439 555 theteam@grayandtoynbee.com

Waterbeach
 17 High Street, Waterbeach, CB25 9JU
 01223 949 444 waterbeach@grayandtoynbee.com