
GRAY
TOYNBEE
67 Racecourse View
Cottenham, CB24 8AP
Guide price £375,000
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67 Racecourse View

Cottenham, CB24 8AP

- 3 Bedrooms
- Enclosed garden
- Off-road parking
- Village location

A modern and well-presented three-bedroom mid-terraced home, offering off-road parking and an enclosed rear garden, situated at the end of a private cul-de-sac in the popular village of Cottenham.

The ground floor accommodation begins with an entrance hall featuring a cloakroom. This leads into a bright and spacious living/dining room with a door and windows overlooking the rear garden, as well as a useful built-in storage cupboard.

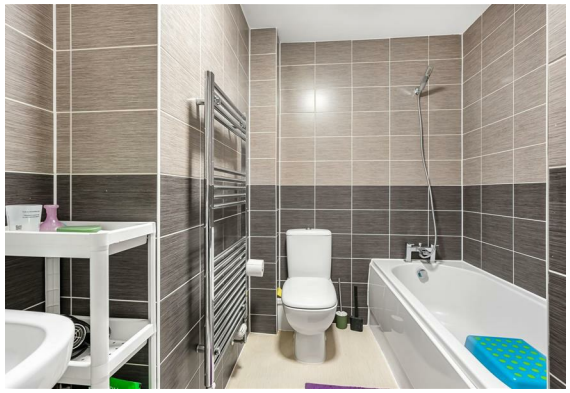
The kitchen, accessed from the hallway, is fitted with a range of wall and base units with work surfaces over, an integrated oven and gas hob. There is additional space and plumbing for a washing machine and a full-height fridge/freezer.

Upstairs, the property offers three bedrooms. The principal bedroom includes a generous built-in wardrobe and ensuite shower room. The family bathroom is fitted with a bath with shower attachment, WC, basin and heated towel rail.















Outside, the rear garden is fully enclosed, predominantly laid to lawn with patio borders, and there is a useful timber shed. A secure side gate leads to a car port offering off-road parking for two vehicles.

There is an annual maintenance fee of approximately £250.00 to contribute towards the upkeep of the communal areas.

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.

SatNav: CB24 8AP
What3words: ///proposals.formally.oven



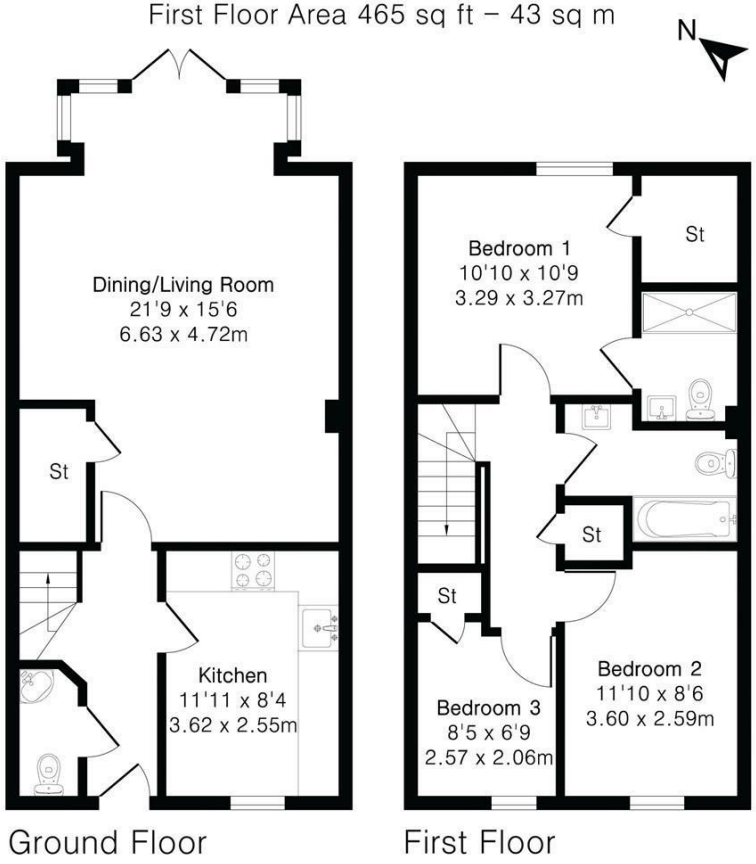


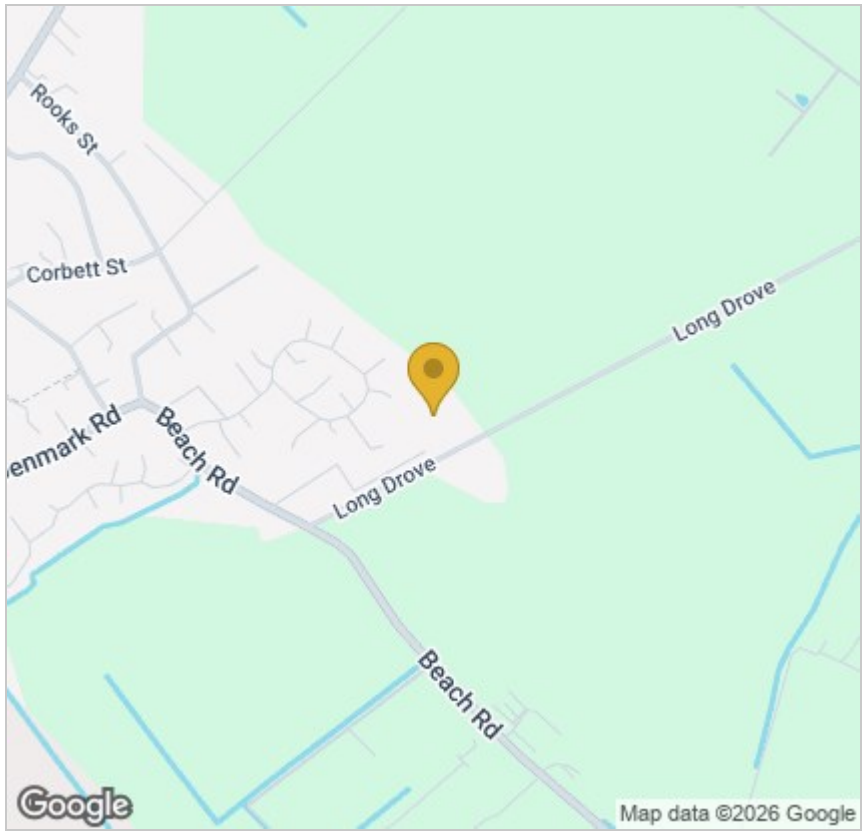
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Approximate Gross Internal Area 970 sq ft - 90 sq m

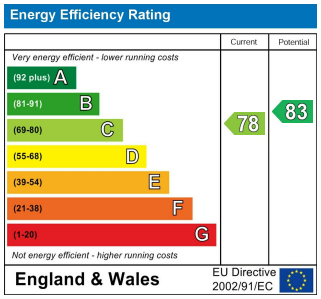
Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 465 sq ft – 43 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: D

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.

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