



21 Ancient Meadows

Bottisham, Cambs, CB25 9AX

Guide Price £240,000



Two bedroom detached Coach-house situated on a small popular residential development within this much sought-after village and close to the local health centre. The property benefits from zoned gas fired underfloor heating, double glazing, open plan living/kitchen, ensuite and carport. Ideal for a commute to Cambridge. NO ONWARD CHAIN



BOTTISHAM

Bottisham is regarded as one of Cambridgeshire's most popular villages retaining its original centre whilst developing a thriving community. There are a good range of local shops, medical centre, primary school and a noted Village College which offers a wide range of adult educational courses and recreational amenities. Bottisham is situated only 8 miles east of the University city of Cambridge and 5 miles from Newmarket, the home of Horse Racing. The A14 (formerly A45) is close by and Milton Science Park can be reached in ten minutes by car and Stansted airport is approximately 40 minutes by car.

Landing

The entrance door is at ground level and then stairs lead to the landing. Double glazed window. Tiling to floor. Range of fitted cupboards providing ample storage space with wooden worktops over. Built-in storage cupboard to corner. Access to loft space. Underfloor heating controllers. Coved ceiling with two light points.

Open plan Living/Kitchen. - 5.26m x 4.09m (17'3" x 13'5")

Open plan room with dual aspect double glazed windows. Underfloor heating with carpet to living area. Kitchen area has a range of units at base and wall level with wooden worktops, sink with mixer tap, and a breakfast bar. It has space for appliances and has an integrated oven, hob and extractor hood. Coved ceiling with two pendant light points and spotlights. Underfloor heating control.

Bedroom 1 - 3.48m x 3.07m (11'5" x 10'1"inc wardrobes)

Double glazed window. Carpeted flooring. Range of fitted wardrobes with mirror fronts. Spotlights to ceiling. TV point. Underfloor heating control. Door to ensuite.

Ensuite - 1.83m x 1.6m (6'0" x 5'2")

Modern suite of push button WC. Wash basin in vanity unit with tiled splash areas. Double glazed window. Shower to corner with tiling and glazed screen. Shaver socket. Heated towel rail. Extractor fan.

Bedroom 2 - 3.43m x 2.16m (11'3" x 7'1") Plus door recess

Double glazed window. Carpeted floor. Coved ceiling with light point.

Bathroom - 2.95m x 1.83m (9'7" x 5'8")

Modern suite with a push button WC, wash basin in vanity unit, panelled bath with shower attachment and shower screen over. Double glazed window. Tiling to floor and splash areas. Extractor and spotlights to ceiling.

Outside

To the front of the property is communal drive/turning space leading to the carport underneath providing off road parking and built-in cupboard to the corner with a gas fired boiler serving central heating and hot water.

Property Information

COUNCIL: East Cambridgeshire District Council. TAX BAND: A

TITLE: The property is registered with Title number CB335024

FLOOD RISK: Very Low.

LEASE REMAINING: Approximately 105 years (125 years from 2007) - Lease end date is 01/06/2132

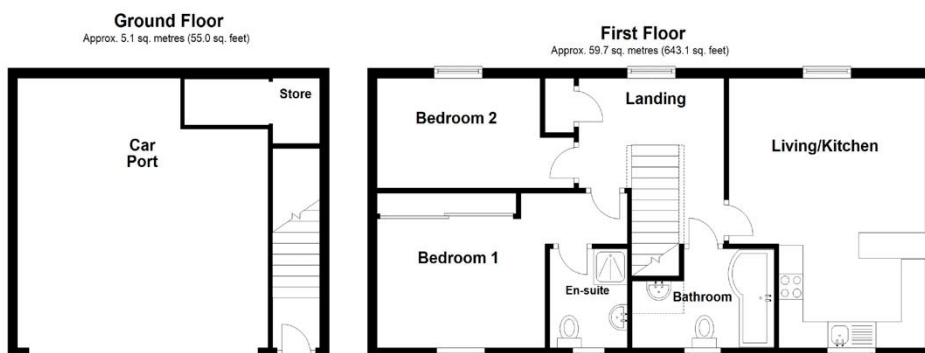
SERVICE CHARGE: Approximately £724 per year.

GROUND RENT: £200 per year

UTILITIES: All main services are connected.

RESTRICTIONS: Covenants apply but there are no Wayleaves, Easements or Rights of Way.

BROADBAND: Estimated speeds are Standard 21mbps, Superfast 80mbps & Ultrafast 5500mbps.

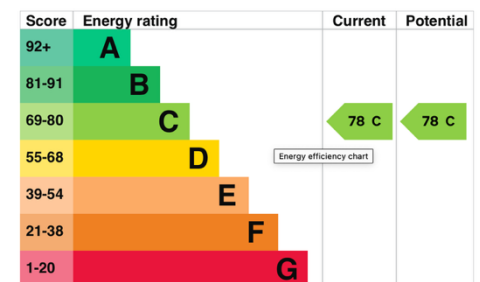


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

Total area: approx. 64.9 sq. metres (698.1 sq. feet)



Energy Efficiency Graph



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.

41a High Street, Soham, Ely, Cambs, CB7 5HA

Tel: 01353 725723

Email: info@thebovingdons.co.uk

<http://www.thebovingdons.co.uk>