



# NEW LISTING

MULBERRY CLOSE, BOTTISHAM



**Guide Price: £495,000**

We are pleased to offer this large 3 bedroom detached property occupying a large plot at the end of a cul-de-sac position in the village of Bottisham.

## Features

- ✓ No Onward Chain
- ✓ Mature Rear Garden
- ✓ In Need of Some Modernisation
- ✓ Large Plot
- ✓ Garage
- ✓ Room to Extend (STP)

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## EXCLUSIVE LISTING

**\*\*Open Day Saturday 3rd September, By Appointment Only, Please Call Now\*\*** We are pleased to offer this large 3 bedroom detached property occupying a large plot at the end of a cul-de-sac position in the village of Bottisham.

The property is in need of some modernisation, although the potential is fantastic. An early viewing is advisable, please call to book your appointment now. This property is also being offered with No Onward Chain.

Mulberry Close is just off Beechwood Avenue, a short distance from the High Street. The was constructed in the late 60's and would make a great family home. As you arrive at the property, there is parking for 2 vehicles, the front door is accessed through the large porch.

**Porch:** Glazed room with hardwood front door taking you the entrance hall, access to the covered area, which takes you to the laundry room,

**Entrance Hall:** Exposed original brick work and glazed doors that take you to the lounge, with WC on the left and kitchen on the right, with the stairs in front of you.

**Cloakroom:** WC, hand basin, radiator and window to front aspect.

**Lounge:** 22' x 11'2 (6.70m x 3.40m) feature fireplace, with large bay window to the front aspect, which make this a bright and inviting room. Wooden internal doors take you through to the dining room.



Dining Room: 9'10 x 9'1 (3.0m x 2.78m) separate dining room, with door leading to the kitchen and conservatory.

Conservatory: 10'10 x 7'5 (3.30m x 2.25m) UPVC double glazed conservatory with doors leading to the garden.

Kitchen: 14'9 x 8'10 (4.5m x 2.7m) A range of wall and base units, laminated work tops, stainless steel sink with mixer tap, storage cupboards, window to rear aspect, door leading to laundry room.

Laundry Room: Large room with plumbing for washing machine, storage cupboards and door leading to rear garden, with further door leading to enclosed covering through to the porch.

#### First Floor

Bedroom 1: 13'9 x 11'2 (4.20m x 3.40m) window to front aspect, built in wardrobes.

Bedroom 2: 12'6 x 11'2 (3.80m x 3.40) window to front aspect, built in wardrobes.

Bedroom 3: 9'6 x 8'10 (2.90m x 2.70m) window to rear aspect, built in cupboard/wardrobe space.

Family Bathroom: With large corner shower cubicle, wash basin and bidet. Window to rear aspect.

WC: Separate WC with window to rear aspect.

The property has currently got the original vented heating system.

Outside: To the front there is a driveway providing off-street parking with a single garage. With the front garden being mainly laid to lawn. There is access to the back of the property on the left hand side. The large rear garden is mainly laid to lawn, with a terraced area, some mature planting, and has the benefit of a corner brick built shed with electric and plumbing.

#### Bottisham

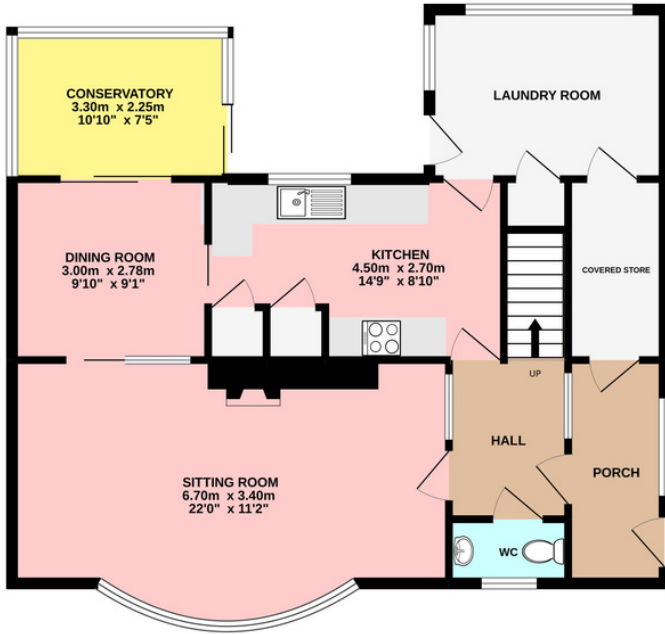
The village of Bottisham is located 6 miles east of Cambridge, around a 15 minute drive, with easy access to the A14. The village includes a local supermarket and post office, medical centre and local restaurants and pubs.

There is excellent schooling facilities with Bottisham Primary School (Ofsted Rated Good) and Bottisham Village College (Ofsted Rated Outstanding).

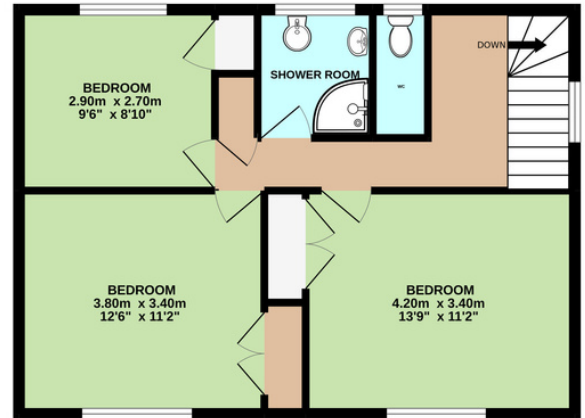
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
79.4 sq.m. (854 sq.ft.) approx.



1ST FLOOR  
52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 132.2 sq.m. (1423 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

FLOOR AREA: 172.3 SQ.M (1854 SQFT) APPROX.

TENURE: FREEHOLD

EPC BAND: E

COUNCIL TAX BAND: D

LOCAL AUTHORITY: EAST CAMBRIDGESHIRE COUNCIL

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