



TUNBRIDGE CLOSE, BOTTISHAM



Guide Price: £650,000

This is a spacious 4-bedroom detached property in the popular village of Bottisham. Tunbridge Close is just off the high street and is in close walking distance to the centre of the Village.



Features

- ✓ No Onward Chain
 - ✓ Village Location
 - ✓ Double Garage
 - ✓ Off-Street Parking
 - ✓ South Facing
 - ✓ 1953 sqft
- Rear Garden

ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH





















NEW LISTING

Antony Davis is pleased to offer this spacious 4-bedroom detached property in the popular village of Bottisham. Tunbridge Close is just off the high street and is in close walking distance to the centre of the Village. This property has been owned by the same family since it was built in 1967, and whilst needs some modernisation, this truly is a rare opportunity. The property benefits from having a new roof to the house in 2023. There is also a double garage with a large outbuilding behind and a coal shed.

As you enter the property, there is a gravel driveway with room to park several vehicles. You enter through the porch, which takes you into the hall. Stairs on the right, with doors leading to:

Ground Floor

Lounge/Dining Room: 31'6 x 18'1 (9.60m x 5.50m) Splendid large family room, with dual aspect window to front and patio doors to the rear aspect. Feature log burner.

Kitchen: 15'5 x 12'2 (4.70m x 3.70m) Large kitchen with a good selection of base and wall units, along with a pantry. Side door leading to the rear passage and back garden.

Study: 12'10 x 7'3 (3.90m x 2.20m) Home office with view to front aspect.

Cloakroom: WC with wash basin.

Under stairs storage.

First Floor

Large landing space with airing cupboard and linen cupboard.

Bathroom: Large bathroom with shower, WC and wash basin. Window to front aspect with obscure glass.

Bedroom 1: 19'0 x 12'6 (5.80m x 3.80m) Large principle bedroom with built in wardrobes, windows to front and side aspect.

Bedroom 2: 15'9 x 12'2 (4.80m x 3.70m) Large bedroom with built in wardrobes, window to rear aspect.

Bedroom 3: 15'5 x 8'10 (4.70m x 2.70m) window to rear aspect, with built in wardrobes.

Bedroom 4: 9'2 x 8'2 (2.80m x window to front aspect, built in wardrobe.

The property has mains gas central heating throughout.

Outside

This property benefits from having a good size south facing private rear garden, with a number of fruit trees and some mature planting, with a decked terraced area.

The front of the property has a large front garden with a selection of trees, along with gravelled driveway and some mature planting.

Double garage with electric up and over door. Gate that takes you through dry passage to the rear garden with access to the kitchen side door.

Property Type: Detached House

Property Construction: Standard build.

Parking: Double Garage and Off-Street Parking.

Utilities/Services

Electric Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Boilers and radiators, mains gas

Broadband: Superfast Fibre Available, Full Fibre is being deployed by Gigaclear in the near future.

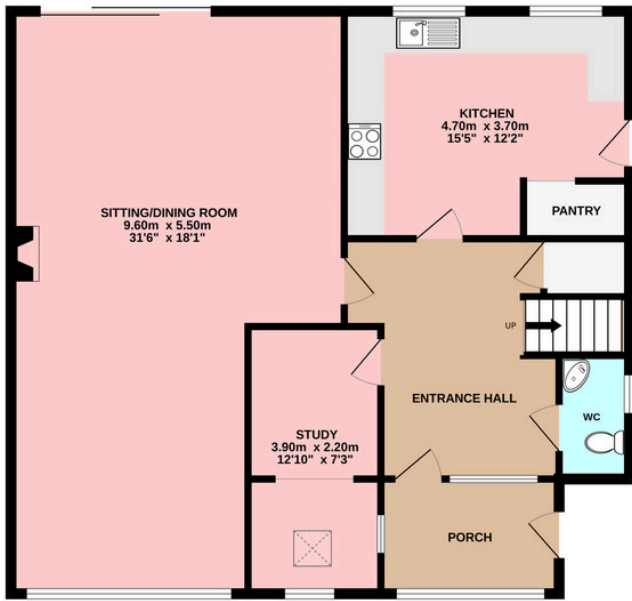
Mobile Signal/ Coverage: Average

Bottisham

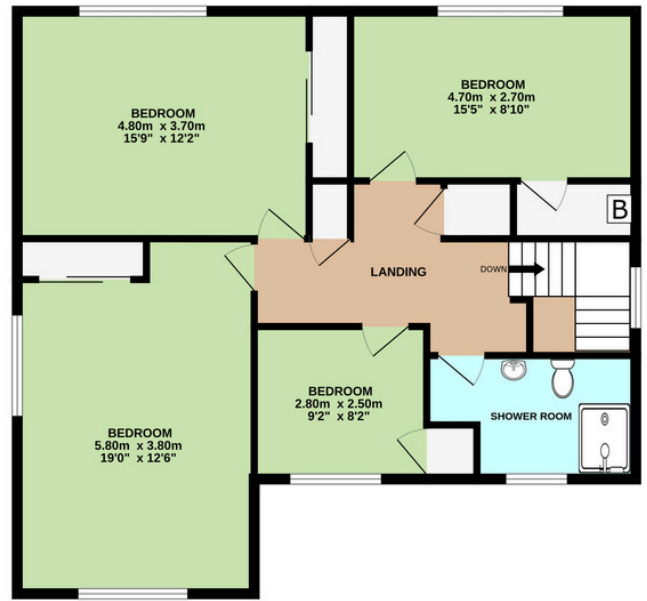
Bottisham is a sought after village conveniently positioned approximately 7 miles East of Cambridge with excellent access to the A14, Newmarket, Bury St Edmunds and the Cambridge Science Park. The village offers good local shops, restaurant and takeaways, post office, public house, doctor's surgery, pharmacy, dentist, library, parish church, sports centre with swimming pool, primary school and a highly regarded secondary school. For cyclists, there is a cycle path all the way into Cambridge City as well as many cycling routes to the surrounding villages.

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
95.4 sq.m. (1027 sq.ft.) approx.



1ST FLOOR
86.0 sq.m. (926 sq.ft.) approx.



TOTAL FLOOR AREA : 181.4 sq.m. (1953 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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 1953 SQFT
TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: F
LOCAL AUTHORITY: EAST CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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