



**73 Ox Meadow  
Bottisham, CB25 9FL  
£280,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



**73 Ox Meadow, Bottisham CB25 9FL**

**A modern coach house in the popular village of Bottisham that is available with no upward chain.**

**A staircase leads to the first floor accommodation that comprises of a living/dining room, kitchen, two bedrooms and bathroom.**

**Outside there is a driveway that leads to a garage and a small garden area to the front.**

**Viewing is strongly recommended.**

**Location**

Bottisham is a charming village located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).

**Property Details**

EPC - C  
Tenure - TBC  
Council Tax Band - D - East Cambs  
Property Type - Coach House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 1320 SQM  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise good on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

**Entrance**

With door leading to hallway, stairs rising to first floor and door into garage.

**Garage**

17'10" x 9'11"  
With up and over door. Storage cupboard.

**Living/Dining Room**

17'5" x 13'6"  
With two windows to front aspect. Two Velux windows. Stairs descending to entrance hall.

**Bedroom 2**

10'5" x 8'5"  
With window to front aspect.

**Bedroom 1**

11'1" x 10'2"  
With window to front aspect. Two storage cupboards.

**Kitchen**

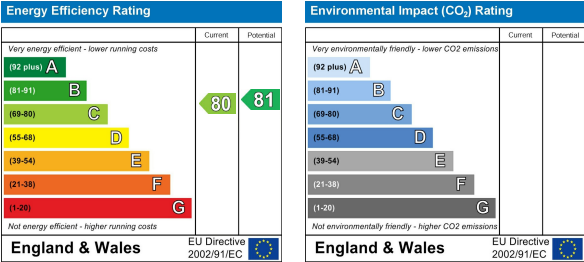
12'2" x 6'1"  
Fitted with a range of matching eye and base level storage cupboards. Stainless steel sink and drainer with mixer tap. Integrated oven, four ring hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer.

**Bathroom**

Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Towel rail. Velux window.



Approximate Gross Internal Area 690 sq ft – 65 sq m  
Ground Floor Area 71 sq ft – 7 sq m  
First Floor Area 619 sq ft – 58 sq m  
Garage Area 194 sq ft – 18 sq m



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



