

Beechwood Avenue, Bottisham
Cambridge, CB25 9DB
£275,000

Morris Armitage
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Beechwood Avenue, Cambridge, CB25 9DB

An opportunity to purchase a well proportioned semi detached home in the popular village of Bottisham that is set within a large plot and offers potential for extensive renovation and development.

Accommodation includes large living room/diner, kitchen, utility room, WC, conservatory, three bedrooms and a bathroom.

Outside, the large rear garden has various outbuildings including a timber garage, potting shed, summer house and garden shed. To the front there is a lawned area and driveway that provides additional parking for several vehicles.

No onward chain.

Please be aware this property is of non-standard construction. Please contact us for further information.

Entrance Way
Front door leading into hallway with access to stairs and internal door leading to:

Kitchen
10'2" x 7'0"
Fitted with a range of eye and base level units with worktop over. Integrated stainless steel sink with mixer tap. Integrated hob and double oven, space for white goods. Windows to front aspect. Internal door leading through to the utility room.

Utility
15'2" x 9'2"
Fitted with a range of base and eye level units with worktop over. Integrated sink with mixer tap, and space for white goods. Window to front aspect. Internal door leading to WC, and external door leading to side aspect.

WC
4'8" x 3'1"
WC only. Window to side aspect.

Living/ Dining Room
24'7" 13'11"
Fireplaces at either end of the room, both with log burners. Bay window to rear aspect. Internal french doors leading through to the conservatory.

Conservatory
9'8" x 7'5"
External french doors leading to rear garden.

Bedroom 1
14'11" x 11'0"
Window to rear aspect.

Bedroom 2
11'1" x 11'0"
Window to rear aspect.

Bedroom 3
10'2" x 7'0"
Window to front aspect.

Bathroom
7'0" x 6'11"
Suite comprising of panelled bath with shower overhead, WC and handwash basin. Window to front aspect.

Garage
18'3" x 9'0"
External side hinged garage doors opening on to driveway.

Conservatory/Greenhouse
Glass conservatory with french doors opening into rear garden.

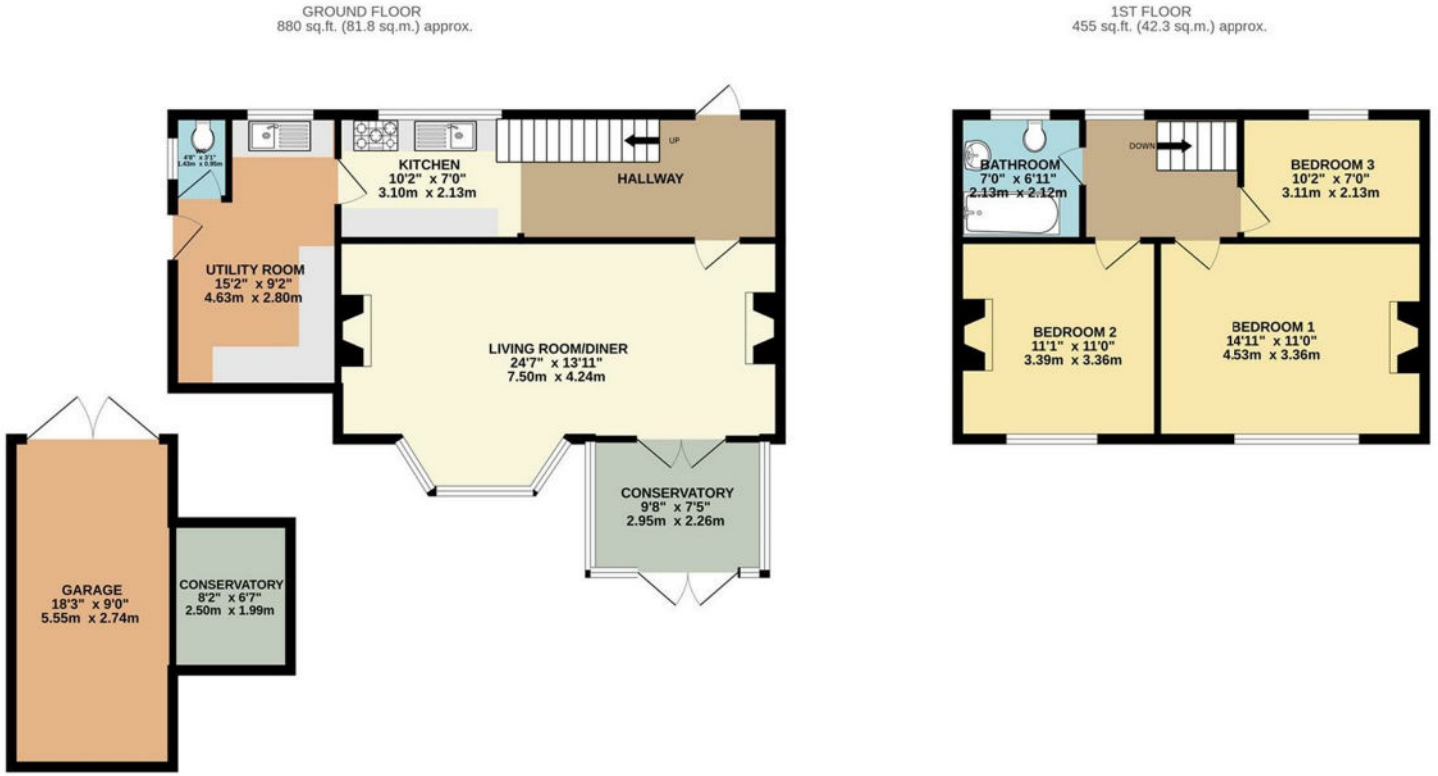
Outside Front
a
Concrete driveway with path to front door, lawned area. Access via side door into utility room.

Outside Rear
Decked area leading to further garden laid to lawn with mature shrubberies. Multiple outbuildings.

Property Information
EPC - TBC
Tenure - Freehold
Council Tax Band - B (East Cambridgeshire)
Property Type - Semi-Detached House
Property Construction – See agent note
Number & Types of Room – Please refer to the floorplan
SQM: 124.1
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - TBC
Broadband Connected - tbc
Broadband Type – Ultrafast available, 5500Mbps download, 5500Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

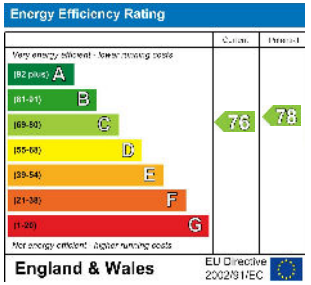
Location
Bottisham is a charming village located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and 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).

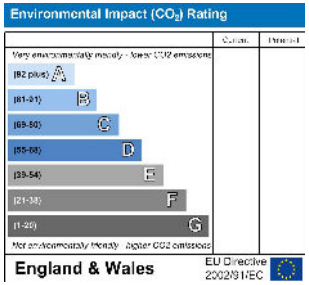
AGENTS NOTES
1) Please be aware that the property is of non-standard construction and is timber framed. It is advisable that you speak with your mortgage lender/broker to check your ability to borrow.
2) The solar panels will be transferred over to the new buyer at completion. They feed in to the grid with a tariff via E:on. Figures on savings and what is passed back to the client can be provided.
3) There will be an uplift on the Title of 50% for any development that was to occur in the rear of the garden. Please ask for more details.



- **Popular Village Location**
- **Large Plot**
- **Generous Rear Garden with Outbuildings**
- **Garage**
- **Potential For Renovation And Development.**
- **No Onward Chain**







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.


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