



47a King Street, Rampton, CB24 8QD



ARKWRIGHT & CO  
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47a King Street | Rampton | CB24 8QD

OIEO £300,000

- End terrace home
- 3 good size bedrooms
- Re-fitted kitchen
- Driveway parking for 2 cars
- Bi-folding doors
- Enclosed rear garden
- Potential to convert loft (STP)
- Ideal for first time buyers

#### The Property

An attractive, end of terrace home, comprising of 3 good size bedrooms. The property has been well looked after by the current owners and it enjoys a modern and spacious re-fitted kitchen, along with a living/dining room which has a wealth of natural light, aided by recently added bi-folding doors.

#### The Setting

The quaint village of Rampton is located next to the bustling village of Cottenham, which is only 7 miles north of Cambridge, making this an ideal purchase for commuters. Rampton itself is arranged around an attractive village green, and benefits from having good road links to both the M11 and A14.

#### The Accommodation

The front door provides access to a large, re-fitted, modern kitchen with tile flooring, ample worksurface space and storage units, stainless steel sink and draining unit, induction hob with tile splashbacks, extractor hood, built-in oven, integrated dishwasher and fridge-freezer, space and plumbing for a washing machine, aspect to front and stairs to the first floor. A door from the kitchen provides access to a bright and vibrant living/dining space which enjoys bi-folding doors overlooking the rear garden. Upstairs, there are 3 good size bedrooms, 2 of which are double in size. The modern bathroom is partially tiled and has an L-shaped panelled bath with shower over, inset handwash basin with cupboard and a low level WC.

#### Outside

Outside, the property is set back off the road and has a driveway for 2 cars. A side gate provides access to an enclosed rear garden which is mainly laid to lawn, with a patio area, ideal for alfresco dining. Also, at the end of the garden is a timber-built shed.





Tenure – Freehold

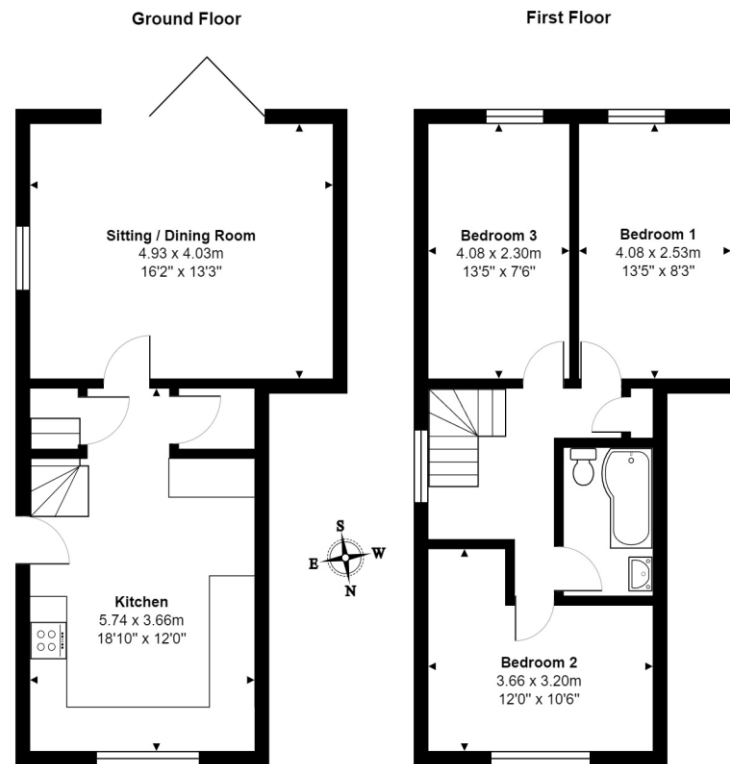
Property Type – End of terrace

Local Authority – South Cambridgeshire District Council

Council Tax – C

EPC – D





Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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