

Orchard Close, Cottenham
CB24 8TN

Pocock + Shaw

1 Orchard Close
Cottenham
Cambridge
Cambridgeshire
CB24 8TN

A very nicely presented two/three bedroom mid terraced chalet style home in the popular village of Cottenham. With a large front garden, small rear area. Ground floor bathroom, two first floor bedrooms and double ground floor bedroom.

- Porch and entrance lobby
- Sitting room
- Bedroom one/ dining room
- Kitchen
- Rear lobby
- Ground floor bathroom
- Two first floor bedrooms
- Large front and small rear garden

Offers above £275,000









Cottenham is a very well serviced village with both primary and secondary schools, plenty of shops, take-away and restaurant options as well as doctors, dentists and a library.

Orchard Close is located just off the Oakington Road and within walking distance of the amenities.

This chalet style home is offered in very good order with two first floor bedrooms and a third bedroom which could also be a dining room or home office. The kitchen is at the back of the house, with rear lobby ground floor bathroom.

Entrance porch Glazed entrance door to:

Entrance hall Stairs rising to the first floor, door to:

Living room 13'0" x 10'5" (3.96 m x 3.17 m) Overlooking the front garden and with an electric fire and ornamental surround and mantlepiece. Double radiator, coved cornice and recessed spot lights to the ceiling. Door to kitchen.

Ground floor bedroom/ dining room 16'6" x 8'8" (5.03 m x 2.64 m) Good sized double room. Would be suitable as a dining room or master bedroom. Double radiator window to the front and recessed spotlights to the ceiling.

Kichen 9'3" x 6'0" (2.82 m x 1.83 m) Fitted range of units, and matching work surface, inset single drainer stainless steel one and a quarter bowl sink unit and fitted mixer tap. Space for electric cooker, matching wall mounted cupboards, window to the rear garden, part ceramic tiled splashback, door to:

Rear lobby Door to the rear garden, and door to:

Bathroom 9'1" x 4'11" (2.76 m x 1.50 m) White fitted suite with pedestal wash hand basin, close coupled wc and bath, fitted shower over the bath. Window to the rear, and recessed spotlights to the ceiling.

Landing Doors to both bedrooms.

Bedroom two 10'4" x 10'2" (3.15 m x 3.10 m) Window to the rear, double radiator and recessed spot lights to the ceiling. Some restricted head space due to the pitch of the ceiling.

Bedroom three 8'8" x 10'4" (2.65 m x 3.15 m) Window to the front, double radiator and recessed spot lights to the ceiling. Some restricted head space due to the pitch of the ceiling.

Outside To the front of the property there is a good sized garden, with timber fencing, paved pathway, and to the rear there is a small enclosed lawned garden.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

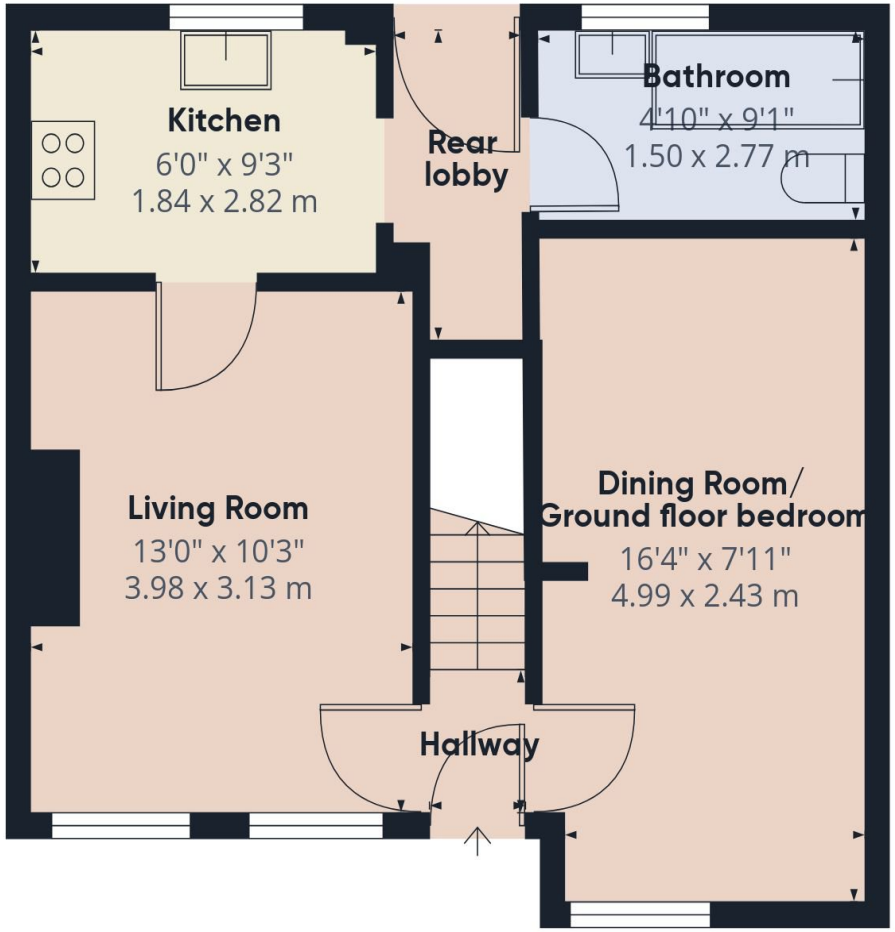
Viewing By Arrangement with Pocock + Shaw

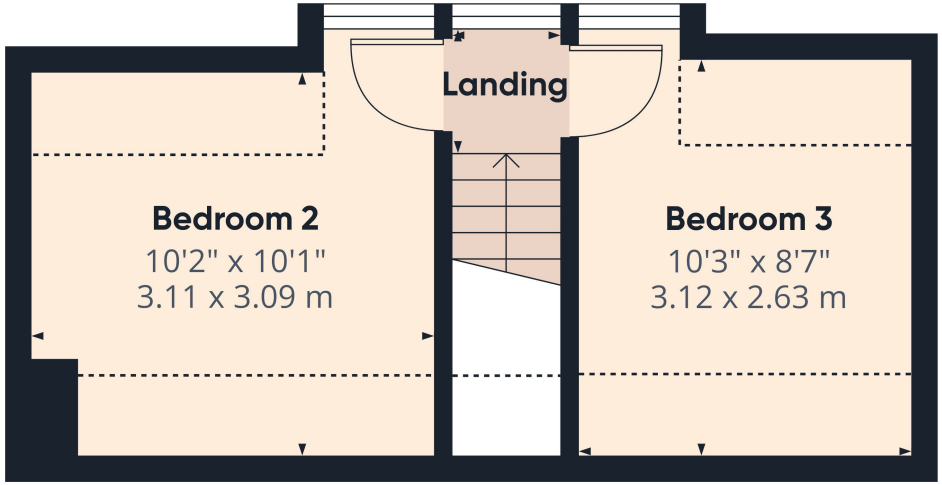












Approximate total area

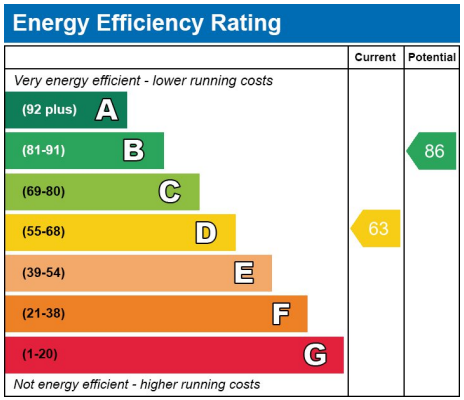
629 ft²

58.5 m²

Reduced headroom

63 ft²

5.8 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552