



High Street, Cottenham
CB24 8SD

Pocock+Shaw

96 High Street
Cottenham
Cambridge
Cambridgeshire
CB24 8SD

A two bed bungalow ideally located on the High Street, just a short walk from the various shops, doctors, dental surgery etc. With sitting room, kitchen, two bedrooms and bathroom, off road parking to the rear.

- Hall
- Sitting room
- Kitchen
- Two bedrooms
- Bathroom
- Electric storage heating
- Reserved parking space

Offers in region of £245,000



Located in the popular village of Cottenham, a two bedroom bungalow just a short walk from various shops, schools and Co-Op supermarket. The bungalow features a sitting room, kitchen, two bedrooms and bathroom. Reserved parking to the rear and communal gardens.

Glazed entrance door to:

Hall

Living room 13'5" x 11'2" (4.09 m x 3.40 m) Window to the rear, wall mounted electric storage heater. Door to:

Kitchen 9'6" x 6'0" (2.90 m x 1.83 m) Fitted units with work surface, single drainer sink unit with mixer tap, adjacent work surface with ceramic hob, and single oven, space and plumbing for washing machine, matching wall mounted cupboards, window to the rear, ceramic tiled splashback.

Bedroom one 11'6" x 9'6" (3.51 m x 2.90 m) Window to the front, wall mounted electric storage heater.

Bedroom two 7'9" x 7'3" (2.36 m x 2.21 m) Window to the front.

Bathroom 8'2" x 6'7" (2.50 m x 2.00 m) Fitted suite with pedestal wash basin, close coupled wc, bath with shower above, part ceramic tiling to the walls.

Outside To the rear there is an allocated parking space, and communal garden area..

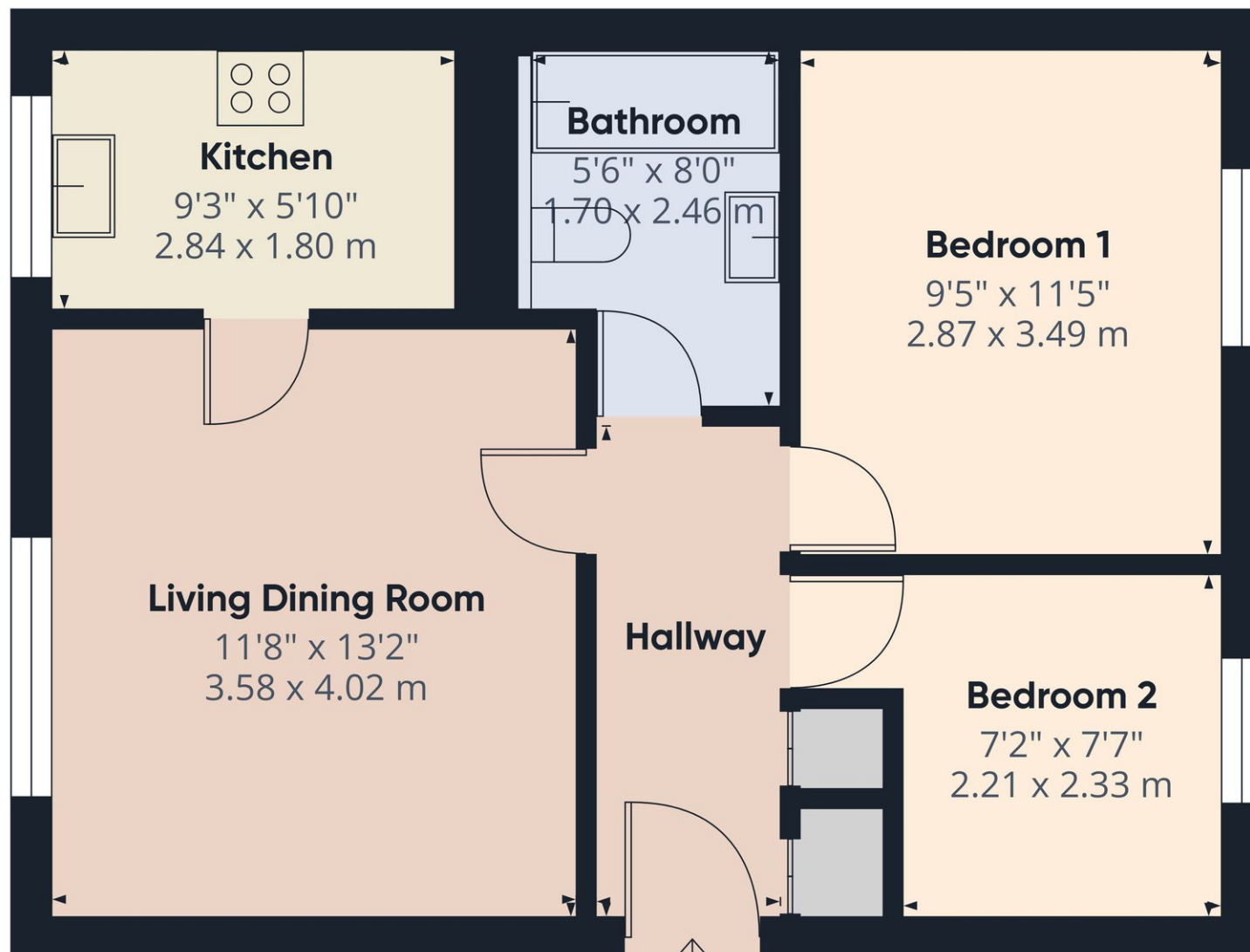
Services All mains services are connected with the exception of gas.

Tenure The property is leasehold - 125 years from September 2015 (114 years remaining)
Ground Rent: £160 p.a.
Service Charge: £900 p.a.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area¹

474 ft²

44.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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