



LAMBS ROW, COTTENHAM, CAMBRIDGE, CB24 8TD

OFFERS AROUND £219,950

2 Lambs Row, Cottenham, Cambridge, CB24 8TD

A charming, two bedroom, mid-terraced, Victorian cottage situated close to the heart of this popular and well served village.

2 double bedrooms - living room - kitchen/dining room - ground floor bathroom - utility area/lean-to - gas fired central heating - double glazing - garage - front garden

Cottenham is a large & thriving village located approximately 7 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store and Pharmacy, two GP Surgeries, a Dental Surgery, Library, Primary School with Secondary School Education at Cottenham Village College, Church, Cottenham Community Centre, many Public Houses and Restaurants, as well as a point-to-point Racecourse. Cambridge is easily accessible with the A14 providing access to the M11 & A1 commuter roads.

This delightful, well presented, mid-terrace cottage offers character and natural charm throughout, situated on a private, traffic-free, lane just a short distance from the High Street and its range of amenities. The living room has original wood flooring and a beautiful cast-iron fireplace, complemented by attractive tiled inserts and wood surround. There is an open-plan kitchen/dining room offering a good degree of natural light, understair storage and built-in cupboards. The kitchen area has been fitted with a range of contemporary matching base and eye-level units, finished with a wood worktop. Integrated appliances include a fridge, oven and five-ring gas hob with extractor hood over.

There is a ground floor bathroom fitted with a modern white three-piece suite with shower over the bath, complemented by attractive floor and wall tiling. A utility area/lean-to offers space for appliances and plumbing for a washing machine with door leading to the rear.



On the first floor are two bedrooms, bedroom 1 is particularly spacious and includes comprehensive, modern, fitted wardrobes, bedroom 2 houses a recently fitted Combi boiler and provides access to a partially boarded loft.

Outside the property has a mature front garden, predominantly laid to lawn and bordered with various trees, plants and shrubs, a gravelled pathway leads to a spacious brick-built garage.

Features of Note

- Charming cottage with period features
- Private lane situated close the village centre and local school
- Garage
- Well presented accommodation throughout

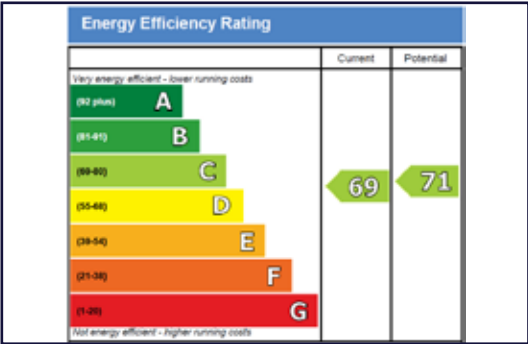
Agent’s Note

No’s. 3,4 and 5 have a pedestrian right-of-way across the rear and front of No.2. There is a vehicular and pedestrian access to the garage.

Services

All mains services are connected.

Energy Efficiency Rating



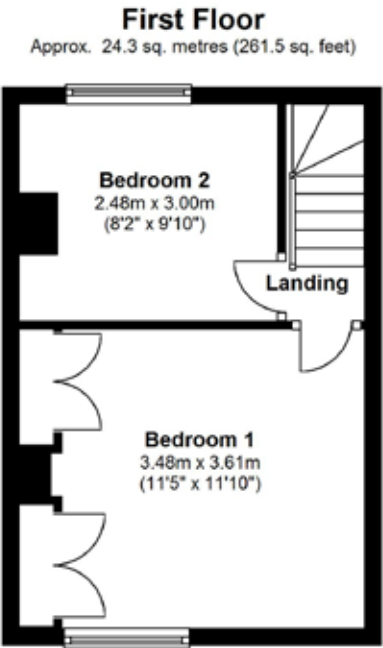
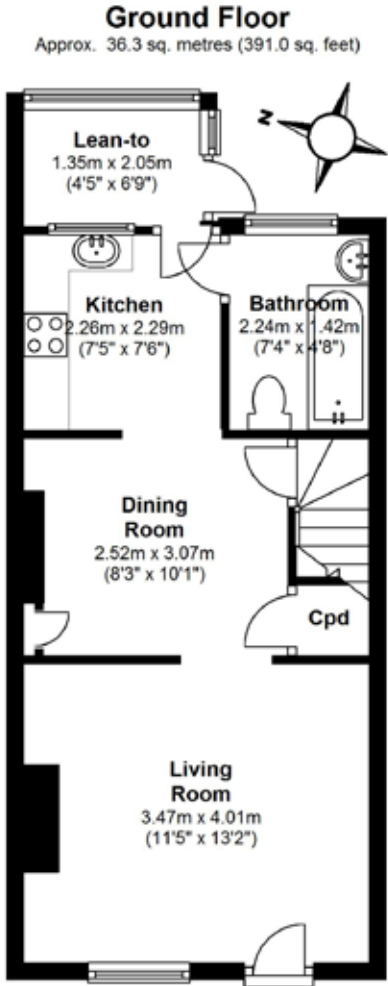
The full version is available on our website or on request.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Local Authority

South Cambridgeshire District Council.
Tel: 03450 450 500.
Tax Band: C



Total area: approx. 60.6 sq. metres (652.5 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.
2 Lambs Row, Cottenham

NOT TO SCALE: For guidance purposes only
Copyright: TuckerGardner 2014



Important notice: TuckerGardner, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and TuckerGardner have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.