

High Street, Cottenham

Pocock + Shaw

256 High Street
Cottenham
Cambridge
Cambridgeshire
CB24 8RZ

A very spacious three bedroom detached house, located in the heart of the village on the High Street. With a single off road parking space and single garage to the rear. No upward chain.

- Entrance lobby
- Sitting room
- Kitchen
- Dining room
- Study/office
- Landing
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Single garage

Offers in region of £399,950









A detached three bedroom home, situated right in the centre of the village. With an enclosed rear garden, single garage and off road parking space. The property is offered with no upward chain.

Entrance door

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

Sitting room 12'9" x 12'10" (3.89 m x 3.91 m) Bay window to the front, radiator, feature open fireplace.

Kitchen 10'11" x 9'11" (3.33 m x 3.02 m) Fitted units with solid wood worksurface and range of base units. Cut double drainer and Butler sink with mixer tap. Range of base units. Fitted cupboards to one wall. Large under stairs cupboard. Chimney breast with space for cooker. Window to the side, opening to:

Dining room 10'9" x 9'9" (3.28 m x 2.97 m) Window to the side, quarry tiled floor in part, and raised seating area. Double radiator. Door to:

Study/ Office 9'6" x 9'4" (2.90 m x 2.84 m) Door to the rear garden and single radiator.

First floor landing

Bedroom one 12'11" x 12'10" (3.94 m x 3.91 m) Window to the front, radiator and two double fitted cupboards.

Bedroom two 11'11" x 12'9" (3.64 m x 3.9 m) Window to the side, radiator, single over stairs cupboard with wall mounted gas fired boiler. Door to:

Inner landing Doors to bathroom and bedroom three

Bedroom three 12'0" x 9'8" (3.66 m x 2.95 m) Window to the rear, radiator.

Bathroom Fitted white suite with vanity wash basin, close coupled WC, bath and tiled shower cubicle. Radiator, two Velux windows to the side.

Outside

Front garden A small garden area, with shrubs, shared gravelled driveway leading to the rear.

Rear garden Gravelled single parking space, pathway to garden area, enclosed with timber fencing. Patio area. Storage shed.

Single garage With up and over door.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

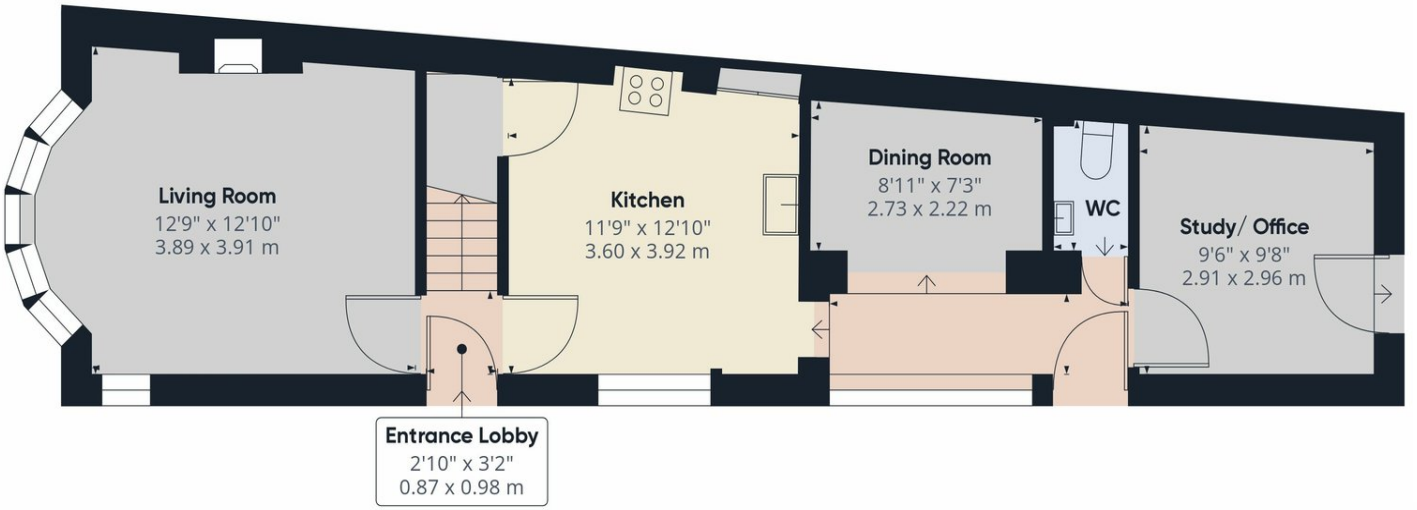
Viewing By Arrangement with Pocock + Shaw

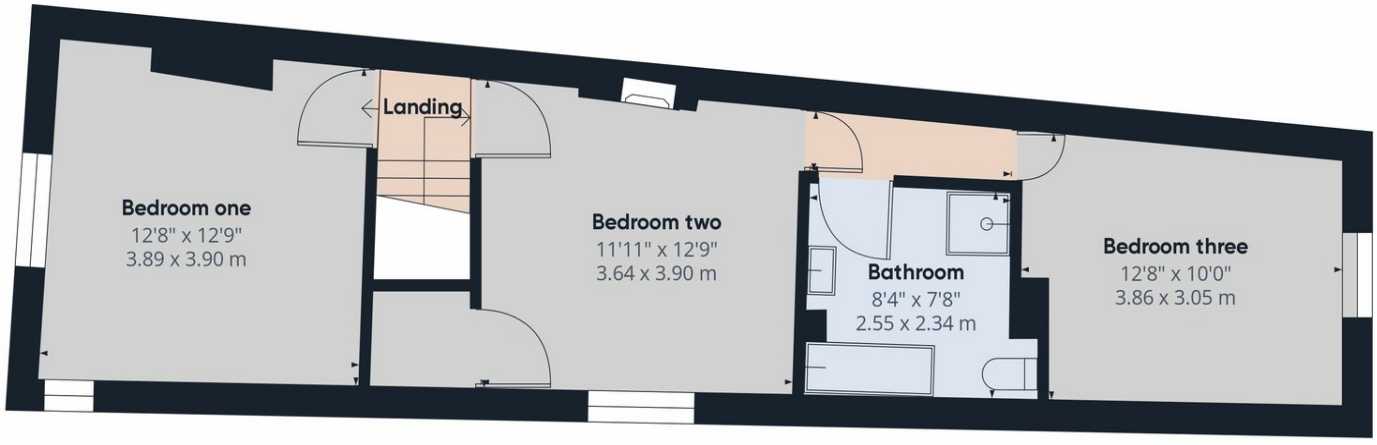




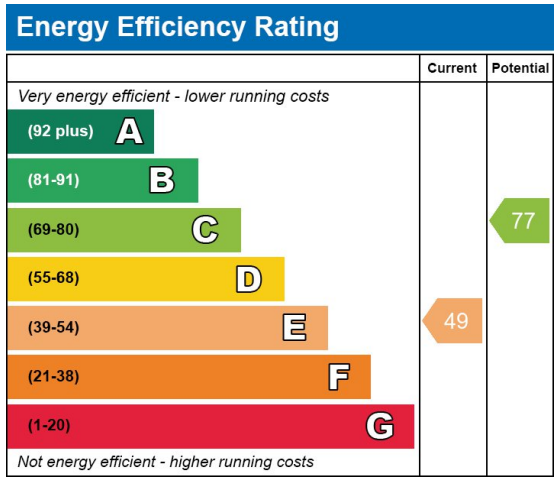












Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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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