



Twenty Pence Road, Cottenham  
CB24 8SP

**Pocock + Shaw**

9 Twenty Pence Road  
Cottenham  
Cambridge  
Cambridge  
Cambridgeshire  
CB24 8SP

A charming semi detached three bedroom home, set on a large mature plot with south facing rear garden and double garage, on the edge of the village. Two reception rooms, ground floor bathroom and first floor bathroom.

- Hall
- Sitting room
- Dining room open to Kitchen
- Rear lobby
- Ground floor bathroom
- Three bedrooms
- First floor shower room
- Large south facing rear garden
- Double garage

Offers in region of £339,500



A very well proportioned semi detached three bedroom home set on a large mature plot, just outside the main village. With a south facing rear garden, parking and double garage.

The village offers a range of shops and amenities, with a highly regarded primary school and Village College.

### Entrance door

**Reception hall** Stairs rising to the first floor, with built in cupboard beneath housing washing machine and boiler. Radiator.

**Sitting room** 11'11" x 9'8" (3.63 m x 2.95 m) Window to the front, radiator, picture rail, ornamental fireplace with wood mantle and electric fire.

**Kitchen dining room** 18'2" x 11'6" (5.54 m x 3.51 m) Dining area: Window to the rear, radiator, feature fireplace with wood mantle and hearth, stripped and painted wooden floor.

Kitchen area: Range of units set under a contrasting work surface. Inset single drainer stainless steel sink unit. Four burner gas hob, and matching single oven. Range of wall mounted cupboards. Window to the side, door to:

**Rear lobby** Window to the side, door to rear garden, radiator. Door to:

**Bathroom** White suite with wall mounted wash basin, WC and bath. Part ceramic tiling to the walls, radiator. Window to the side.

**First floor landing** Stripped wooden floor, window to the side, access to the loft space.

**Bedroom one** 11'11" x 10'1" (3.63 m x 3.07 m) Window to the front, radiator, picture rail and stripped and painted wooden floor.

**Bedroom two** 10'1" x 9'9" (3.07 m x 2.97 m) Window to the front, radiator, picture rail and stripped and painted wooden floor.

**Bedroom three** 7'11" x 7'10" (2.41 m x 2.39 m) Window to the rear, radiator.

**Shower room** White suite with pedestal wash basin, close coupled WC and corner shower cubicle with Mira shower. Towel rail/radiator. Window to the front.

**Outside** To the front, there is a good sized lawn area, with gated pedestrian access to the side. Rear garden just over 110' in length, with mature flower and shrub borders,, path way and lawn.

Double garage, with two single doors. Vehicular access to the rear

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax Band C**

**Viewing** By Arrangement with Pocock + Shaw



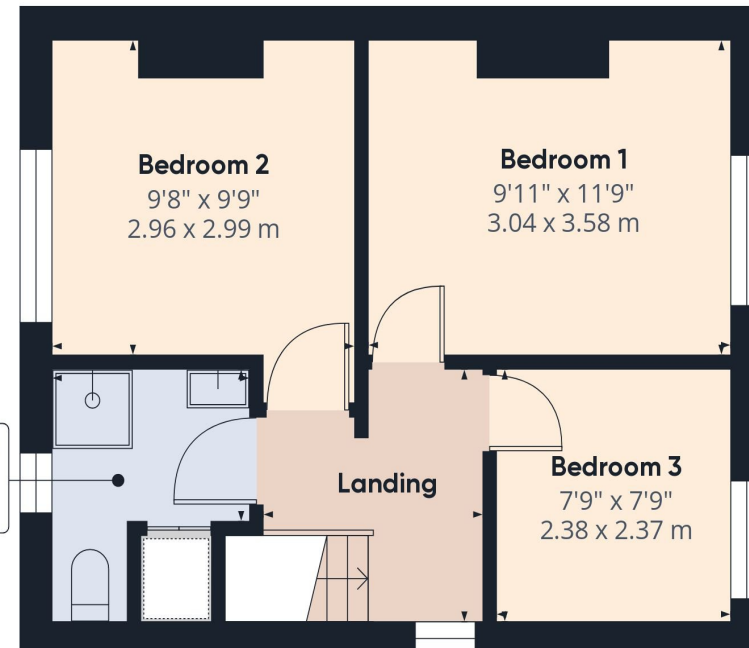
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



### Approximate total area

776.72 ft<sup>2</sup>

72.16 m<sup>2</sup>



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