



Margett Street, Cottenham, CB24 8QY

**CHEFFINS**



## Margett Street

Cottenham,  
CB24 8QY

A charming, sympathetically improved and well proportioned terrace cottage together with an enclosed courtyard style paved garden and detached garage, situated to the rear of the property.

### LOCATION

The cottage occupies a prominent position in a sought after and well regarded street almost opposite a dental surgery and located adjacent to a newly refurbished inn (The Coach and Horses). The cottage is conveniently located to the heart of this thriving and popular village which offers an extensive range of social, leisure and educational facilities and includes shops, restaurants, post office, church & library many of which are within easy walking distance. The village is also well placed for access to major routes and is just 6 miles from the university City of Cambridge.

2 1 2

**Guide Price £280,000**





## WOOD PANELLED PART GLAZED ENTRANCE DOOR

to:

## SITTING ROOM

with central brick fireplace with woodburning stove, recess to side with cupboards below, natural wood style flooring, sealed unit double glazed windows to front aspect, opening to:

## OPEN PLAN KITCHEN AND ADJOINING DINING ROOM

with double radiator, natural wood style flooring, built in storage cupboard understairs, door and staircase leading to first floor. The kitchen area includes one and a half bowl sink unit with mixer taps, worktops to side with cupboards beneath, further base units comprising work surfaces with cupboards and drawers beneath, fitted worktops with space for appliances beneath and storage cupboards, wall storage above, ceramic tiled splashbacks, recess with five point gas range style cooker with contemporary style, stainless steel extractor cooker hood above, sealed unit double glazed windows to rear aspect, part glazed door to:

## REAR LOBBY/UTILITY AREA

with fitted worktop, space and plumbing for washing machine and tumble dryer, upright shelved storage/broom cupboard, sealed unit double glazed door to outside and courtyard, door to:

## BATHROOM

with bath with shower attachment, ceramic wall tiled surround, pedestal wash hand basin, low level wc, wall mounted radiator/towel rail, part ceramic tiled walls, sealed unit double glazed windows to rear aspect with frosted glass.

## FIRST FLOOR

## LANDING

with built in cupboard which houses wall mounted gas fired boiler.

## BEDROOM 1

A generous double bedroom with sealed unit double glazed windows to front aspect, radiator, trap door to roof space.

## BEDROOM 2

with double radiator, sealed unit double glazed windows to rear aspect.

## CLOAKROOM

with low level wc, corner wash hand basin, ceramic tiled floor, sealed unit double glazed windows to rear aspect with frosted glass, radiator.

## OUTSIDE

There is a rear access lane which is shared by the neighbouring properties over which number 67 enjoys a right of way and this leads to a detached GARAGE, which has sealed unit double glazed windows to the rear aspect overlooking the garden and a door leading to pathway and gardens. To the side of the garage there is a paved pathway and mature shrubs which leads to a secluded, part walled, courtyard style garden with large paved terrace and raised borders to side, various shrubs and bushes. Immediately adjacent to the garage there is a concreted parking space and a further paved patio area, with shrubs around, space for bin storage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £280,000

Tenure - Freehold

Council Tax Band - C

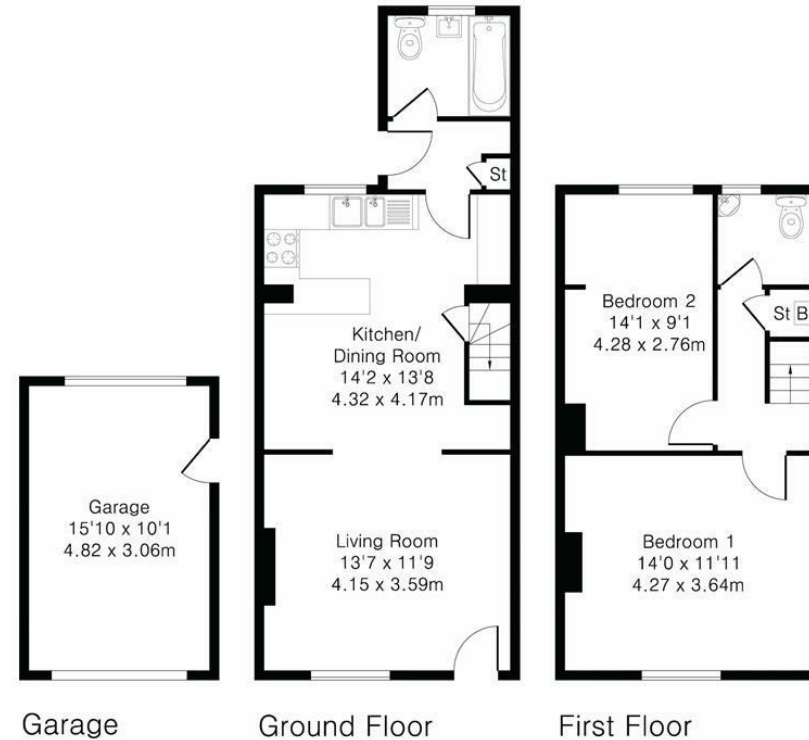
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 790 sq ft – 74 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 364 sq ft – 34 sq m

Garage Area 159 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

