



84 Rooks Street
Cottenham, CB24 8RB

Guide price £190,000



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- No chain
- 1 Bedroom property
- Allocated parking

A 1 bedroom semi-detached house with allocated parking in need of sympathetic refurbishment, located just off Cottenham High Street.

The accommodation comprises a bright living/dining room with window to front, stairs to first floor and direct access to the front garden. Beyond the living room is the spacious kitchen, with fitted wall and base units and space for various appliances. There is rear access from the kitchen onto the shared car park area.

On the first floor, the sizeable landing has a fitted storage cupboard and useful desk area, ideal for those who work from home. Off the landing is the good sized bedroom with fitted wardrobe and window to front aspect. There is a bathroom with a paneled bath and wall-mounted shower attachment, WC and hand wash basin.

Outside there is an enclosed front garden with graveled seating area. There is an allocated parking space to the rear of the property. The property further benefits from gas central heating.





Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8RB

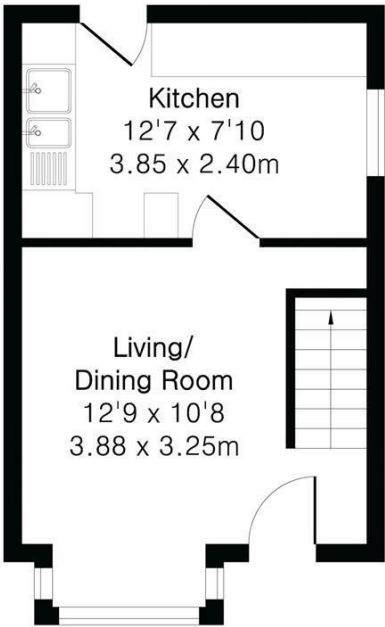
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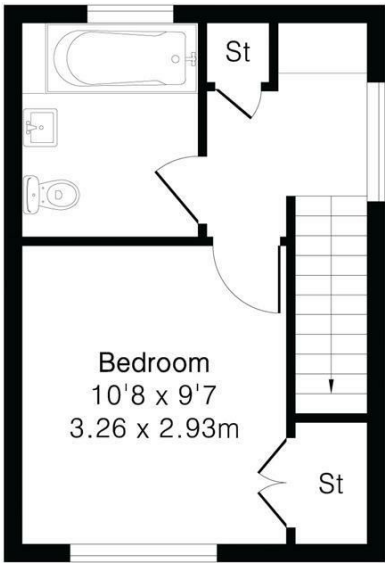
Approximate Gross Internal Area 493 sq ft - 46 sq m

Ground Floor Area 253 sq ft – 24 sq m

First Floor Area 240 sq ft – 22 sq m



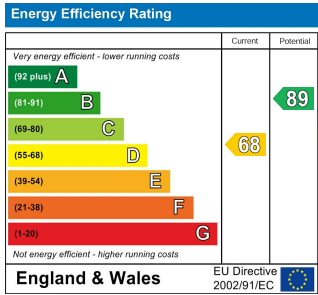
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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