



Corbett Street, Cottenham
CB24 8QX

Pocock + Shaw

24 Corbett Street
Cottenham
Cambridge
CB24 8QX

A well presented three bedroom semi detached home, ideally located in the heart of the village, whilst being tucked away in a private courtyard position with a lovely enclosed rear garden and garage.

- Porch
- Reception hall
- Cloaks WC
- Sitting room
- Dining room
- Fitted kitchen
- Landing
- Three bedrooms
- Bathroom
- Garage with electric door

Offers in region of £385,000



A charming three bedroom semi detached house in a lovely tucked away position, set in a private courtyard, with parking and single garage and enclosed rear garden.

The village offers a wide range of shops and amenities, all of which are just a short walk away.

Recessed entrance porch Timber entrance door:

Reception hall Stairs rising to the first floor with large built in cupboard beneath. Radiator and oak effect flooring.

Cloaks WC Wall mounted wash basin, close coupled WC, part ceramic tiled splashback and tiled floor, window to the front.

Sitting room 14'4" x 11'5" (4.37 m x 3.48 m) Bi fold doors to the rear garden, radiator, opening to:

Dining area 15'0" x 7'5" (4.57 m x 2.26 m) Window to the front, radiator. Door to hall.

Kitchen 10'11" x 8'9" (3.33 m x 2.67 m) Well fitted range of units set under a contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, double base unit. Space for washing machine and slot in cooker. Matching wall mounted cupboards. Vokera wall mounted gas fired heating boiler, window to the rear and glazed door to the rear garden.

Half landing Velux window to the front.

Landing Single built in linen cupboard, access to loft.

Bedroom one 11'4" x 9'6" (3.45 m x 2.90 m) Large picture window to the rear, radiator.

Bedroom two 9'7" x 7'5" (2.92 m x 2.26 m) Two Velux windows to the front, radiator.

Bedroom three 8'10" x 9'0" (2.69 m x 2.74 m) Two Velux windows to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiling to the walls. Radiator.

Outside There is a shared driveway to the front under a tiled canopy, parking for two vehicles, leading to:

Garage 16'3" x 10'7" (4.95 m x 3.23 m) Brick construction under a pitched tiled roof, with eaves storage, courtesy door to the side and electric up and over door. Power and light.

Rear garden 23'11" x 21'0" (7.29 m x 6.40 m) Patio area and main lawn area. Timber fencing to the side and rear boundaries. Timber summer house

Services All mains services are connected

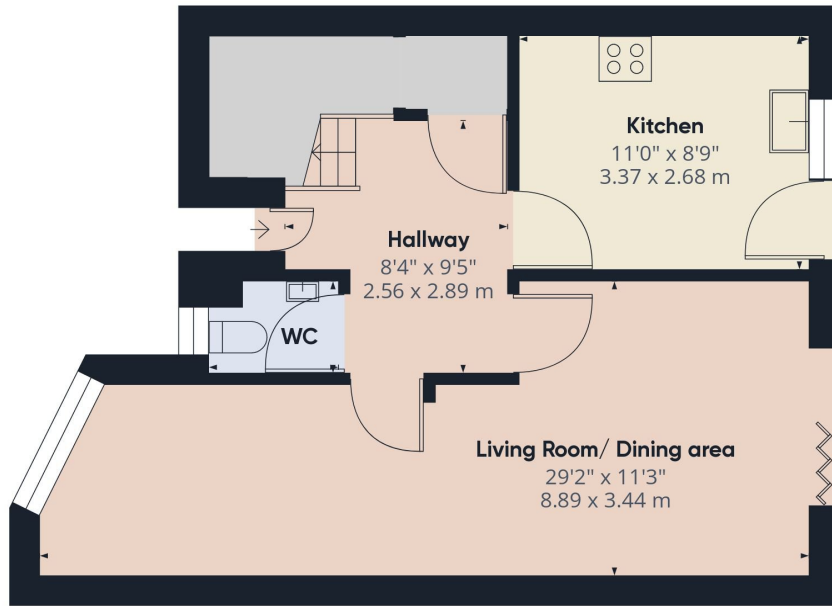
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

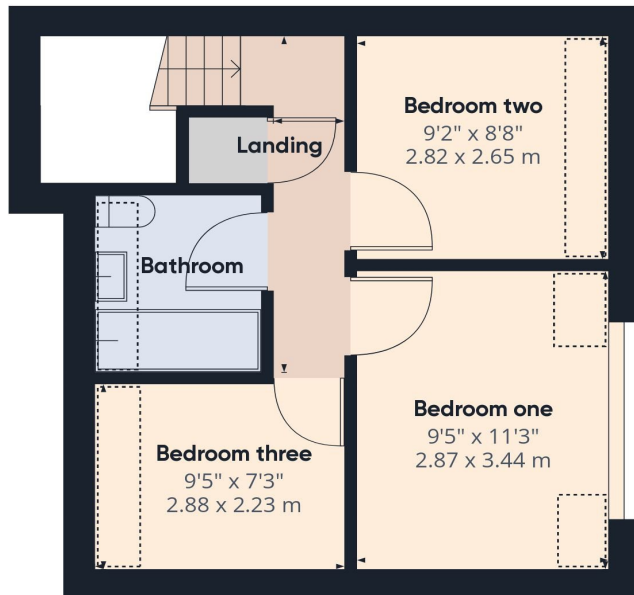


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

835.01 ft²
77.58 m²



Reduced headroom

45.01 ft²
4.18 m²



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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