



Corbett Street, Cottenham, Cambridge  
CB24 8QX

**Pocock + Shaw**

24a Corbett Street  
Cottenham  
Cambridge  
CB24 8QX

A well proportioned two bedroom semi detached house, located in the heart of Cottenham Village, just north of Cambridge. With off road parking in a small front courtyard and single garage.

- Recessed entrance porch
- Reception hall
- Cloaks WC
- Lounge/dining room
- Fitted kitchen
- Two double bedroom
- First floor bathroom
- Gas radiator heating
- Enclosed rear garden
- Single garage and parking

Offers in excess of £300,000



An individual semi detached two bedroom home, located right in the centre of the village, just a short walk from numerous shops and amenities. With an enclosed rear garden and courtyard frontage with single garage and parking.

**Recessed entrance porch** Double glazed entrance door to:

**Reception hall** Stairs rising to the first floor, radiator and door week effect flooring. Door to:

**Cloaks WC** Wall mounted wash basin and close coupled WC with macerator. Understairs storage cupboard.

**Lounge/dining room** 22'9" x 8'7" (6.94 m x 2.62 m) Two windows to the front, double French doors to the rear garden, two radiators, wood effect flooring.

**Kitchen** 11'0" x 8'0" (3.35 m x 2.46 m) Well fitted range of units set under a contrasting work surface, inset single drainer stainless steel sink unit with single base unit. Stainless steel gas hob and oven beneath. Matching range of wall mounted cupboards. Window and door to the rear. Wall mounted Vaillant gas boiler. Part ceramic tiled splashback and tiled floor.

**Half landing** Velux window to the front.

**Landing** Single storage cupboard, access to loft space.

**Bedroom one** 11'4" x 9'5" (3.47 m x 2.88 m) Large window to the rear and radiator.

**Bedroom two** 11'10" x 9'5" (3.62 m x 2.87m) Two Velux window to the front, radiator.

**Bathroom** White suite, pedestal wash basin and close coupled WC, walk in bath/shower unit. Radiator and window to the rear.

**Outside** To the front of the property there is a gravelled courtyard shared with number 24. Parking space.

**Garage** 16'4" x 10'7" (4.98 m x 3.23 m) Brick construction under a pitched tiled roof, single up and over door, courtesy door to the side.

**Rear garden** An enclosed garden with gravelled area, flower and shrub borders.

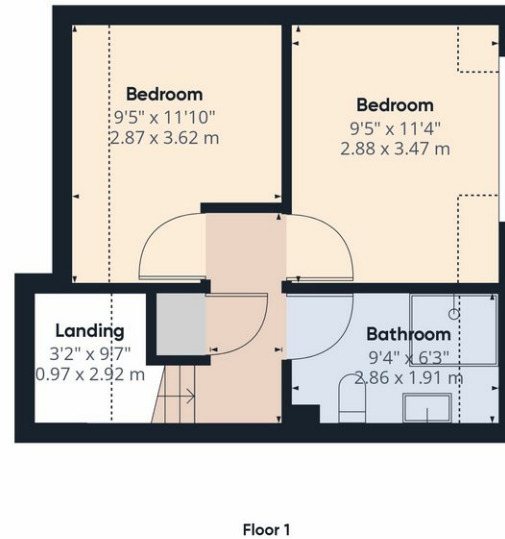
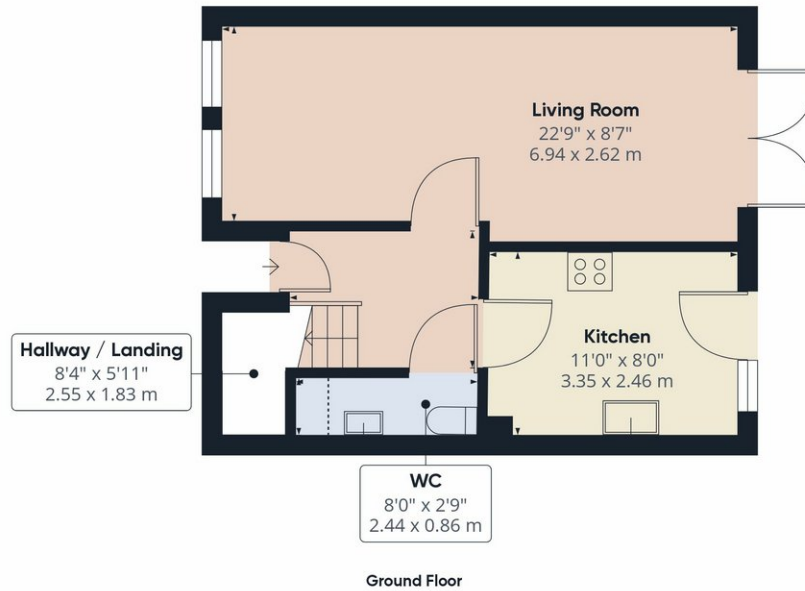
**Services** All mains services are connected  
**EPC** tbc

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area<sup>(1)</sup>**  
690.07 ft<sup>2</sup>  
64.11 m<sup>2</sup>

**Reduced headroom**  
62.43 ft<sup>2</sup>  
5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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