



Bullfinch Way, Cottenham
CB24 8AW

Pocock + Shaw

25 Bullfinch Way
Cottenham
Cambridge
Cambridgeshire
CB24 8AW

An immaculately presented and much improved two bedroom semi detached house, with a freshly landscaped rear garden and the addition of a large conservatory. Close to the village centre, just off the High Street.

- Entrance hall
- Sitting room
- Kitchen diner with Shaker style units
- Large conservatory
- Two double bedroom
- Bathroom
- Gas fired radiator heating system
- Landscaped rear garden
- Parking to the rear

Offers in region of £310,000



A particularly well presented and much improved two bedroom semi detached home, set in a lovely location overlooking old Cottenham Moat. With the addition of a large conservatory and freshly landscaped rear garden. The village High Street is just a short walk away and offers a number of small shops along with a doctors surgery, dentist and pubs.

Glazed entrance door to

Entrance hall Stairs rising to the first floor, radiator.

Sitting room 14'9" x 13'4" (4.50 m x 4.06 m) Windows to the front and side, wood effect flooring, radiator and coved cornice. Door to:

Kitchen Dining room 13'4" x 8'9" (4.06 m x 2.67 m) Well fitted range of Shaker style units set under a wood effect work surface. Inset single drainer stainless steel sink unit, range of base units, fitted single oven and ceramic hob, matching wall mounted cupboards with stainless steel and glass extractor. Window to the rear and radiator. Door to:

Conservatory 11'2" x 11'1" (3.40 m x 3.38 m) Sealed unit double glazed windows to the side and rear, double French doors to the rear garden,

First floor landing Window to the side, access to loft space.

Bedroom one 11'3" x 7'8" (4.06 m x 2.34 m) Window to the rear and radiator, single cupboard housing Vaillant gas fired Combi boiler.

Bedroom two 10'1" x 7'8" (3.09 m x 2.34 m) Window to the front and radiator, two double fitted wardrobes.

Bathroom Fitted suite with pedestal wash basin, close coupled WC, and bath with mixer tap shower attachment. Shower cubicle with ceramic tiling to the walls. Radiator.

Outside There is a small front garden area, driveway to the side lading to communal car park with two spaces. Enclosed rear garden, freshly landscaped with patio area and paved pathway, pergola, raised timber flower borders. Gated pedestrian access to the rear.

Services All mains services are connected

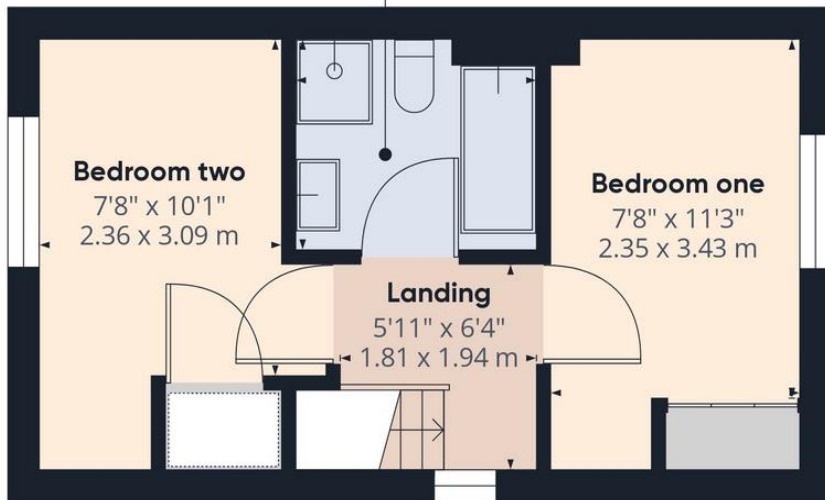
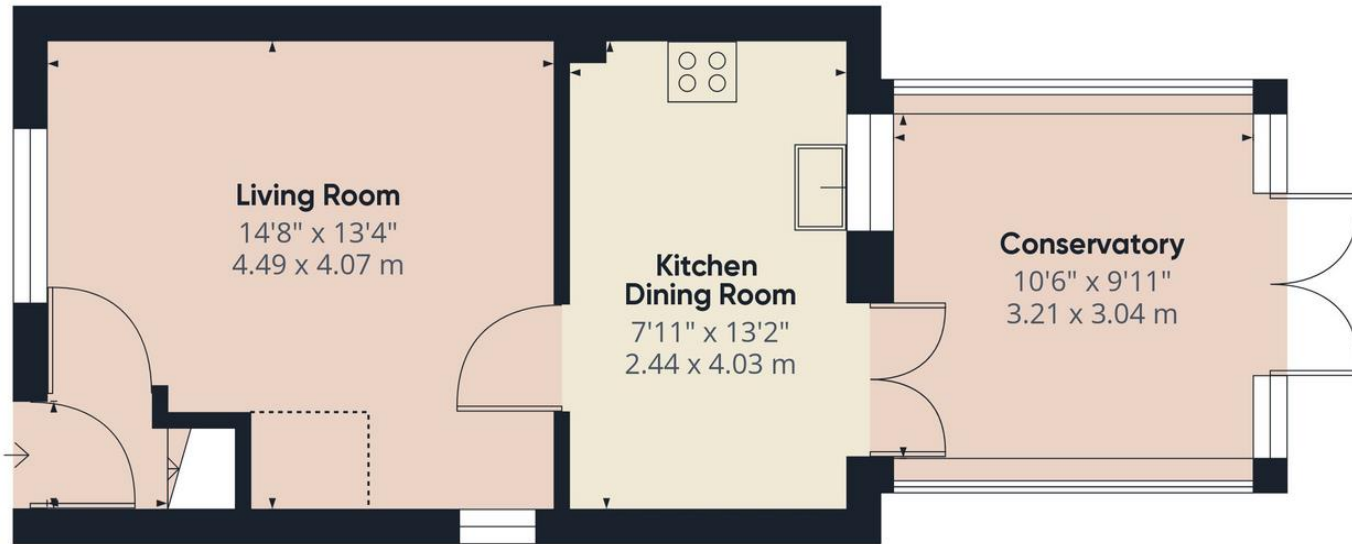
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

695.13 ft²
64.58 m²

Reduced headroom

9.47 ft²
0.88 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