



High Street, Cottenham, Cambridge, Cambridgeshire  
CB24 8QP

**Pocock + Shaw**

235 High Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QP

A very well proportioned three bedroom semi detached house, located in the heart of the village. With off road parking and single garage to the rear.

- Reception hall
- Sitting room
- Fitted kitchen
- Three bedrooms
- First floor bathroom
- Enclosed rear garden
- Single garage and off road parking
- No upward chain

Offers in region of £350,000



Built in a traditional style, this semi detached three bedroom home is located on the High Street in the heart of the village. With an enclosed rear garden, and off road parking to the rear with single garage. The village offers a range of shops all of which are just a short walk away.

**Entrance door to:**

**Reception hall** 8'11" x 4'0" (2.72 m x 1.22 m) Radiator, stairs rising to the first floor, coved cornice, door to :

**Lounge/dining room** 18'9" x 13'7" (5.71 m x 4.14 m) A well proportioned room, with two sash style windows to the front, two radiators, wall light points, large understairs storage cupboard, double French doors to the rear garden.. Door to:

**Kitchen** 9'11" x 7'8" (3.02 m x 2.34 m) Fitted range of units with work-surface, inset one and a quarter bowl single drainer sink unit with mixer tap, double base units, wall mounted Worcester gas fired heating boiler, matching range of base units and wall mounted cupboards. Space and plumbing for washing machine, Bosch four burner gas hob and single oven, door to the rear garden and window.

**First floor landing.** Coved cornice, access to loft space, single airing cupboard with hot water cylinder.

**Bedroom one** 12'4" x 10'2" (3.76 m x 3.10 m) Window to the front, radiator, and coved cornice.

**Bedroom two** 9'10" x 7'10" (3.00 m x 2.39 m) Window to the rear, radiator, and coved cornice.

**Bedroom three** 9'6" x 6'3" (2.90 m x 1.90 m) Window to the front, radiator, and coved cornice.

**Bathroom** Fitted suite, with vanity wash basin, double cupboard beneath, close coupled wc and bath, fitted mixer tap with shower above. Part ceramic tiled splash-back, radiator/heated towel rail. Window to the rear and coved cornice.

**Outside** To the front of the property there is a small garden enclosed with brick retaining wall, gravelled and gated pedestrian side access. To the rear there is a good sized garden, with main lawn area, flower and shrub borders. Vehicular rear access with block paved driveway, and off road parking space.

**Single garage** 17'6" x 9'5" (5.33 m x 2.87 m) Single up and over door, courtesy door to the side.

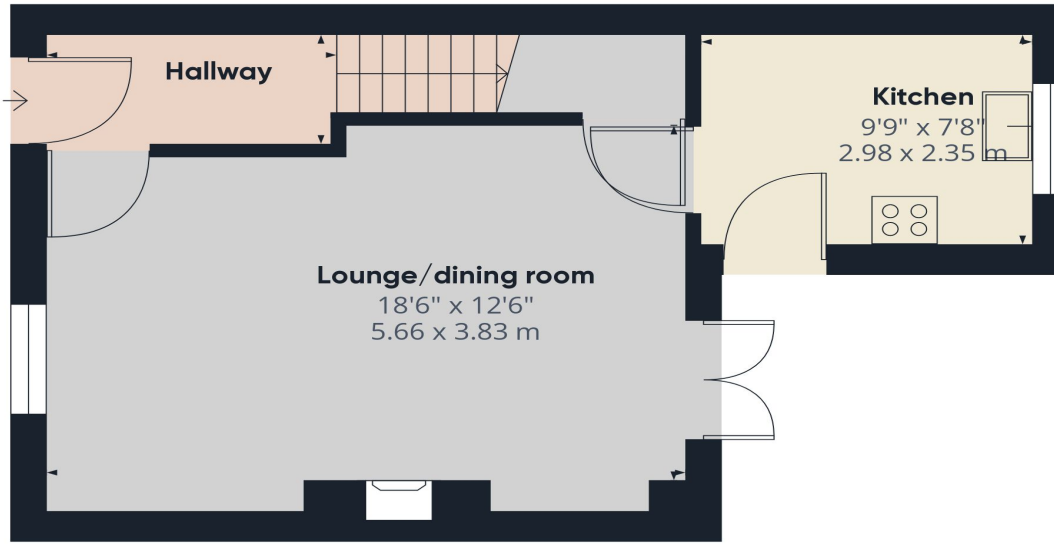
**Services** All mains services are connected

**Tenure** Freehold. Council tax band C

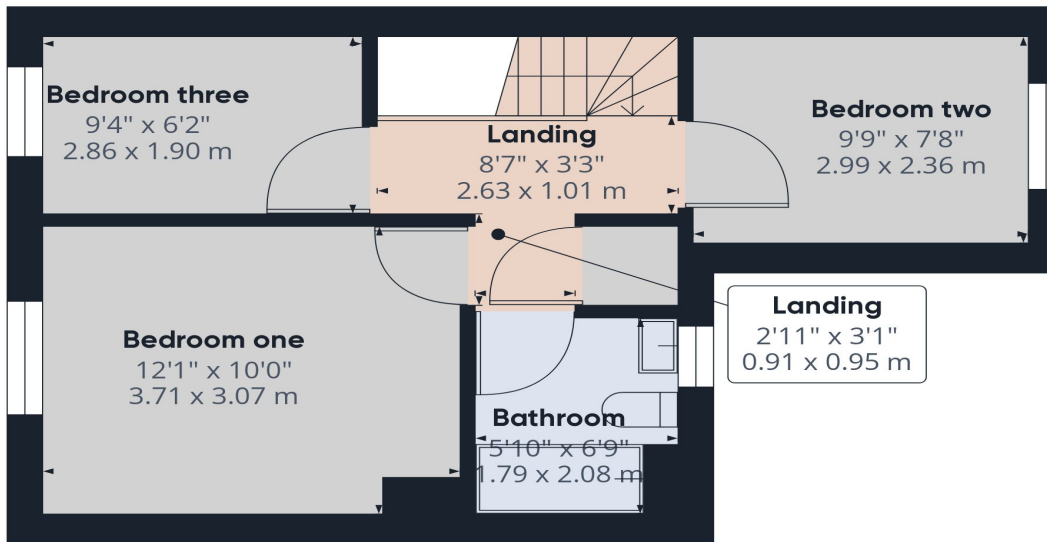
**Viewing** By prior appointment with Pocock and Shaw

**EPC** to be confirmed





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
719.89 ft<sup>2</sup>  
66.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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