



Histon Road, Cottenham
CB24 8UD

Pocock + Shaw

76 Histon Road
Cottenham
CB24 8UD

A charming period cottage, located on the edge of the village of Cottenham just north of Cambridge city enjoying a large rear garden of around 200ft. With two first floor bedrooms and first floor bathroom

- Sitting room with multi fuel stove
- Kitchen/dining room
- Conservatory
- Landing
- Two bedrooms
- First floor bathroom
- Rear garden in excess of 200ft

Offers in region of £250,000



A charming period cottage featuring exposed studwork in some rooms and a multi fuel stove in the sitting room. Fitted kitchen and conservatory to the rear. The property features a rear garden of in excess of 200ft. The village offers a range of shops and amenities along with highly regarded primary school and village college.

Glazed entrance door to:

Living room 12'3" x 12'0" (3.73 m x 3.66 m) Window to the front, feature fireplace with fitted multi fuel stove, tiled floor, open tread stairs rising to the first floor. Alcove with fitted pine cupboard and TV plinth. Exposed timber studwork to two walls. Opening to:

Kitchen/breakfast room 12'8" x 8'2" (3.87 m x 2.49 m) Fitted units with work surface, single drainer stainless steel sink unit, drawer line base unit. Continuation of work surface with matching base units, Space for slot in cooker with gas point. Corner carousel unit. Radiator, Tiled floor, window to the rear and door to:

Conservatory 10'6" x 7'8" (3.20 m x 2.34 m) Sealed unit double glazed windows to the rear and side. Work surface with space and plumbing for washing machine. Wall mounted gas fired heating boiler. Three wall mounted cupboards, Double French doors to rear garden.

Landing Exposed stud work to one wall.

Bedroom one 11'11" x 8'6" (3.64 m x 2.59 m) Window to the front, radiator. Four double fitted wardrobes to two walls.

Bedroom two 8'2" x 6'4" (2.50 m x 1.94 m) Window to the rear, radiator.

Bathroom White suite with vanity wash basin, double cupboard beneath, close coupled wc and bath. Fitted mixer tap with shower above. Window to the rear and radiator.

Outside There is a rear garden of in excess of 200ft, patio area. Mature tree's and shrubs. Gated shared access to the side.

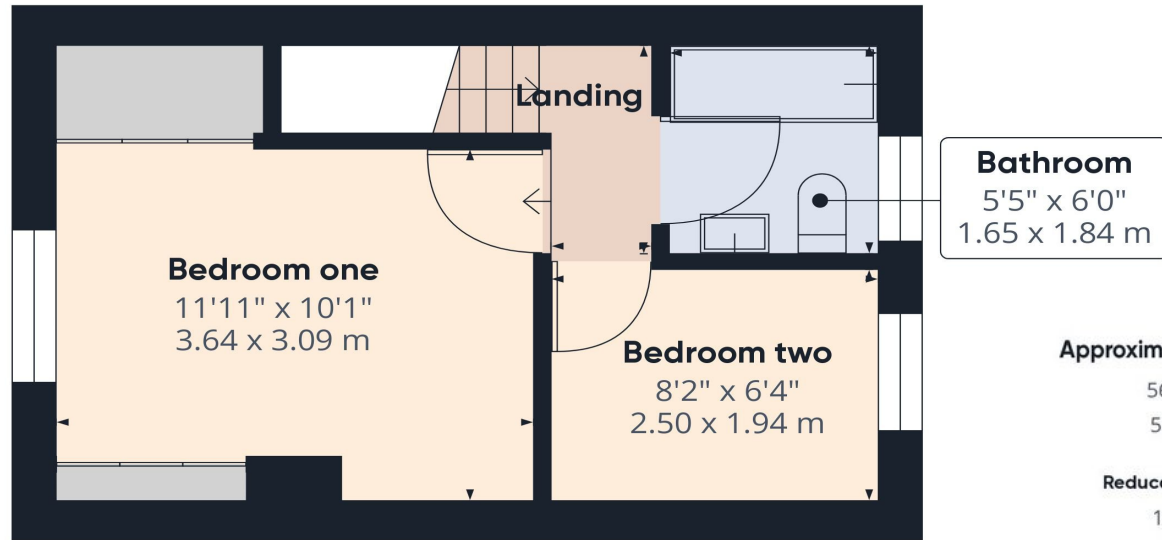
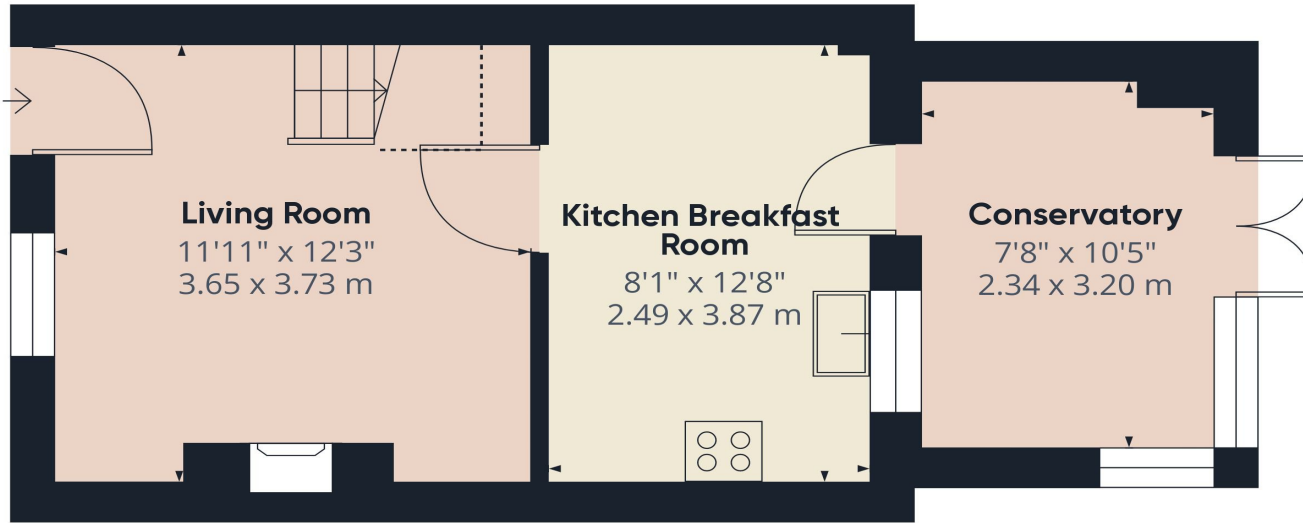
Tenure Freehold.

Council Tax Band B
South Cambridgeshire District Council

Services All mains services are connected

Viewing By prior appointment with Pocock and Shaw





Approximate total area

562.74 ft²

52.28 m²

Reduced headroom

12.27 ft²

1.14 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

Pocock + Shaw