



Brenda Gautrey Way, Cottenham
CB24 8XW

Pocock + Shaw

76 Brenda Gautrey Way
Cottenham
Cambridge
CB24 8XW

A three bedroom home, set in a pleasant cul de sac position with green space to the front and just a short walk from the village centre.

- Entrance hall
- Cloaks WC
- Sitting room
- Dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Gas radiator heating
- Enclosed westerly facing rear garden
- Single garage

Offers in region of £345,000



This three bedroom home offers spacious and well presented accommodation, located in this residential cul de sac just a short from the village centre. With several shops, a doctors surgery Co-op and highly regarded village College and Primary school. The property has an enclosed rear garden, and single garage.

Part glazed entrance door

Reception hall Stairs rising to the first floor, radiator, door to sitting room and

Cloaks WC Fitted suite with wall mounted wash basin and close coupled WC, window to the front.

Sitting room 14'6" x 12'6" (4.42 m x 3.81 m) Window to the front, two radiators, double multi pane doors to:

Dining area 10'7" x 8'2" (3.23 m x 2.49 m) Double doors to the rear garden, radiator, built in under stairs storage cupboard, door to:

Fitted kitchen 10'6" x 7'3" (3.20 m x 2.21 m) Fitted range of units with work surface, inset single drainer sink unit with mixer tap, range of base units, space and plumbing for washing machine. Stainless steel four burner gas hob with extractor fan and single oven. Part ceramic tiled splashback with matching wall mounted cupboards. Wall mounted gas fired heating boiler. Window to the rear and door to rear garden.

Landing Access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom one 10'4" x 10'2" (3.15 m x 3.10 m) Window to the rear, radiator, triple fitted wardrobe, door to:

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and shower. Part ceramic tiled splashback.

Bedroom two 10'2" x 10'2" (3.10 m x 3.10 m) Window to the front, radiator.

Bedroom three 7'8" x 6'8" (2.34 m x 2.03 m) Window to the front, radiator. Single built in over stairs cupboard.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Radiator and window to the rear. Ceramic tiling to the floor.

Outside

Front garden Enclosed garden area with pathway.

Rear garden An enclosed westerly facing garden with flower and shrub borders, lawn, timber fencing to the side and rear boundaries. Gated pedestrian rear access to communal courtyard parking area.

Single garage With up and over door.

Services All mains services are connected

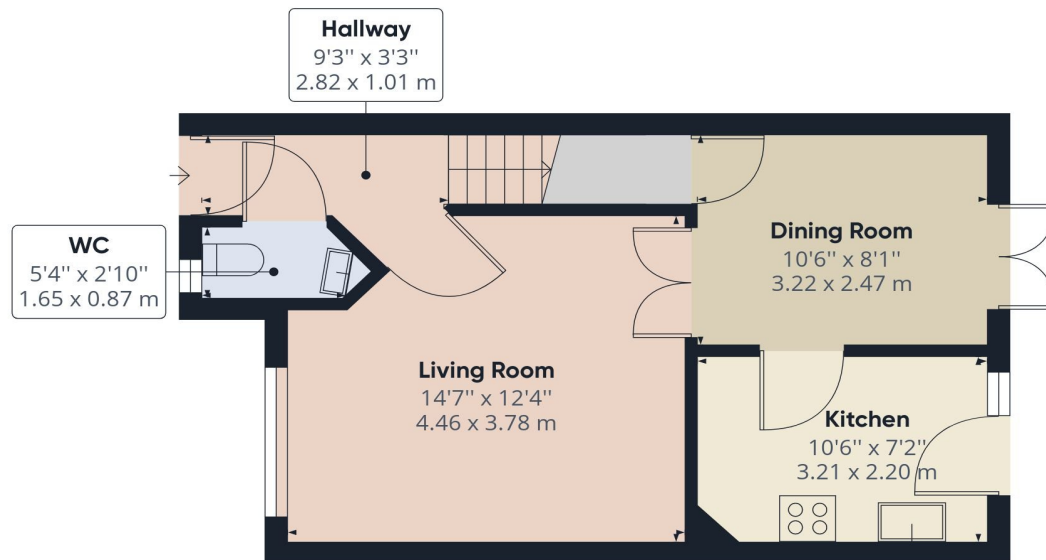
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw

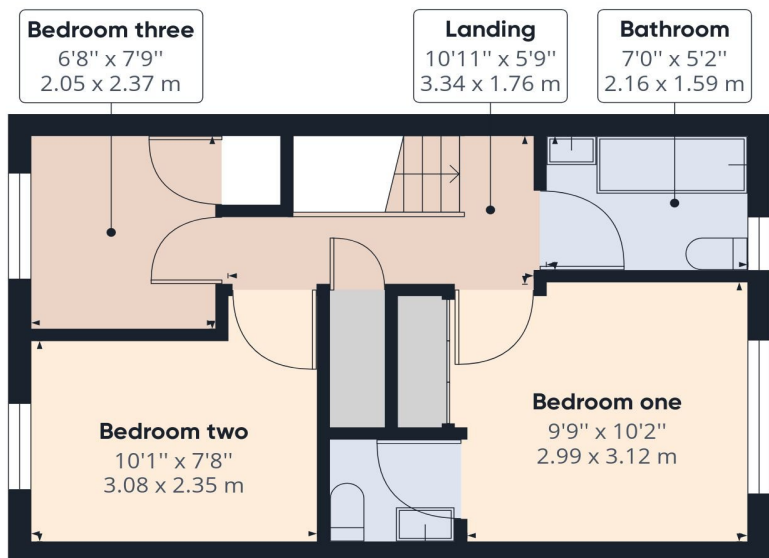


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area¹

769.01 ft²
71.44 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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