



Clarke Close, Cottenham  
CB24 8AU

**Pocock+Shaw**

118 Clarke Close  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8AU

A well proportioned two bedroom home ideally located at the end of a residential cul de sac, with the village centre just a short walk away.

- Hall
- Cloaks WC
- Sitting room
- Kitchen dining room
- Landing
- Two bedrooms
- First floor bathroom
- Gas fired radiator heating system
- Good sized rear garden
- Off road parking space

Offers in region of £294,000



A well proportioned two bedroom home on this new development on the edge of Cottenham Village. With the village centre just a short walk away, via a small footpath onto Rampton Road . Well appointed sitting room, kitchen diner and good sized enclosed rear garden.

**Glazed entrance door to:**

**Reception hall** Stairs rising to the first floor, radiator.

**Cloaks WC** White suite with pedestal wash basin, close coupled WC, part ceramic tiled splashback, radiator and window to the front.

**Sitting room** 15'2" x 9'5" (4.62 m x 2.87 m) Window to the front, radiator. Door to:

**Kitchen Dining room** 0'9" x 8'2" (0.23 m x 2.49 m)  
Fitted range of units set under a contrasting quartz work surface, inset stainless steel one and a quarter bowl sink unit, mixer tap, range of base units, inset four burner gas hob, with matching single oven and canopy extractor. Matching range of wall mounted cupboards. Radiator, window to the rear, double French doors to the rear garden.

**Landing** Access to the loft space.

**Bedroom one** 12'9" x 8'3" (3.89 m x 2.51 m) Radiator, two windows to the front, single over stairs cupboard.

**Bedroom two** 12'9" x 8'2" (3.89 m x 2.49 m) Radiator, window to the rear,

**Bathroom** Fitted white suite with pedestal wash basin, WC and bath. Fitted shower above. Part ceramic tiled splashback, heated towel rail/radiator. Extractor fan.

**Outside** To the front of the property there is a single off road parking space. Shared pedestrian side access to the rear garden. Fully enclosed with timber fencing, gated rear access. Lower patio and pathway. Lawn. Timber shed.

**Services** All mains services are connected.

**Tenure** The property is Freehold. Maintenance charge approx £240 pa.

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Approximate total area**

572.96 ft<sup>2</sup>

53.23 m<sup>2</sup>

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**