



Rooks Street, Cottenham
CB24 8RB

Pocock+Shaw

114 Rooks Street
Cottenham
Cambridge
Cambridgeshire
CB24 8RB

A charming Victorian cottage, close to the village centre. Having been refurbished in recent years, with refitted bathroom and kitchen.

- Lounge dining room with period fireplace
- Kitchen area
- Two bedrooms
- Large first floor bathroom with roll top bath
- Side courtyard garden
- Gas radiator heating system
- Made to measure wood sash double glazed windows

Offers in region of £350,000



Being close to the village centre, with various shops and amenities, this Victorian semi detached house has been updated in recent years by the present seller. With a large lounge/dining room, open to the kitchen, and first floor bathroom with period style suite and roll top bath. There is a private enclosed side courtyard garden area.

Part glazed entrance door to:

Lounge /dining room 23'10" x 12'0" (7.26 m x 3.66 m)
Sash style window to the front, attractive oak flooring, two Victorian-style cast iron radiators, feature Victorian fireplace with Oak surround and mantle. Double French doors to the rear garden. Stairs rising to the first floor. Open to:

Kitchen area 10'11" x 7'5" (3.33 m x 2.26 m)
Freestanding range of units, with oak block work surface, inset ceramic one and a quarter bowl single drainer sink unit with double drawer line base unit. Further expanse of work top, space and plumbing for dishwasher and washing machine. Slate floor, window to the side. Gas point, extractor fan, space and plumbing for washing machine. Matching wall cupboards.

First floor landing Access to loft space.

Bedroom One 11'2" x 11'0" (3.40 m x 3.35 m) Sash window to the front, radiator, stripped wooden floor. Reclaimed Victorian tiled fireplace in front bedroom. Two double fitted wardrobes.

Bedroom two 12'0" x 7'3" (3.66 m x 2.21 m) Window to the rear, radiator.

Bathroom Victorian style suite with pedestal wash basin, close coupled WC and Victorian-style cast iron roll top double slipper bath. Shower above. Heated towel rail/radiator. Stone tiled floor, two windows to the side.

Outside To the side of the property there is an enclosed courtyard style garden, with gated front access and outside water tap.

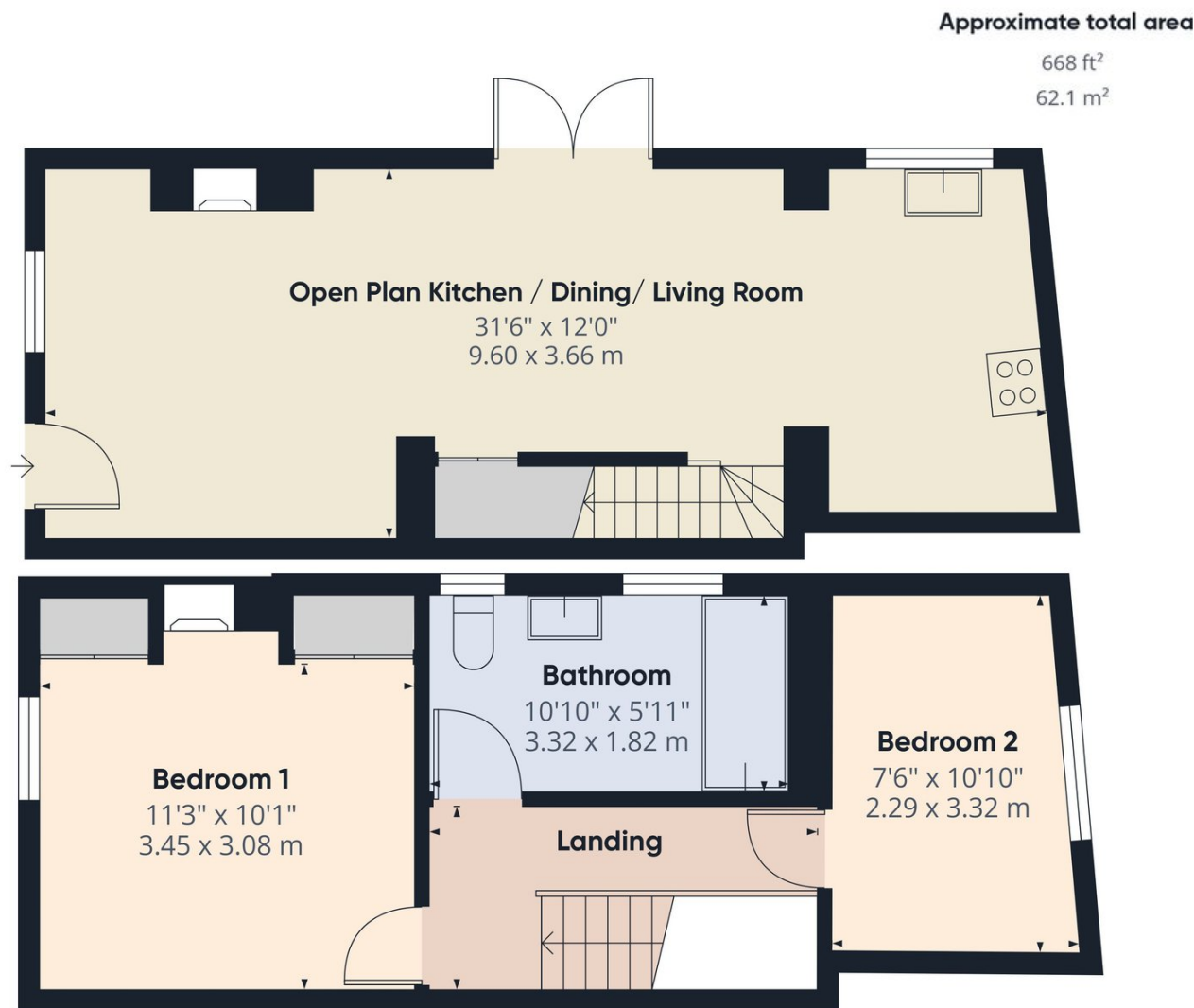
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





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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