



Moores Court, Cottenham
CB24 8XH

Pocock+Shaw

14 Moores Court
Cottenham
Cambridge
Cambridgeshire
CB24 8XH

A very well presented, two bedroom house, set in this small exclusive development for the over 55's, just off the High Street. With a well fitted kitchen, ground floor WC, lounge/ diner and two bedrooms with first floor bathroom.

- Spacious hall area
- Cloaks WC
- Lounge/dining room
- Landing
- Two bedrooms
- First floor bathroom
- Electric heating
- Enclosed rear garden
- **Chain free**

Offers in region of £250,000



A very well presented two bedroom house set in this small exclusive development for the over 55's, just off the High Street. With a well fitted kitchen, ground floor WC, lounge/ diner and two bedrooms and first floor bathroom. There is a small enclosed rear garden. Just off the High Street, the village centre is a short walk away, and offers a range of shops and amenities.

Recessed porch Tiled floor. Glazed entrance door to:

Entrance hall Stairs to the first floor, electric heater. Door to:

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

Living Dining Room 16'0" x 13'7" (4.88 m x 4.14 m) Wall mounted electric heater, double patio doors to the rear garden. Coved cornice, built in under stairs cupboard. Beech effect laminate flooring.

Kitchen 9'10" x 9'1" (3.00 m x 2.77 m) Fitted range of units with work surface. Inset single drainer stainless steel sink unit, four burner ceramic hob and single oven.. Matching wall mounted cupboards. Window to the front. Spots lights to the ceiling.

Landing A spacious area with wall mounted electric heater.

Bedroom one 11'8" x 10'8" (3.56 m x 3.25 m) Window to the front, wall mounted electric heater. Single and two double fitted wardrobes.

Bedroom two 8'6" x 7'1" (2.59 m x 2.16 m) Window to the rear, wall mounted electric heater.

Bathroom White suite with vanity wash basin and double cupboard beneath, close coupled wc and double walk in shower. Wood effect flooring, window to the rear.

Outside To the front, there is a small open plan flower and shrub border. To the rear there is an enclosed small garden, paved, side flower and shrub borders, shared pedestrian access to the rear.

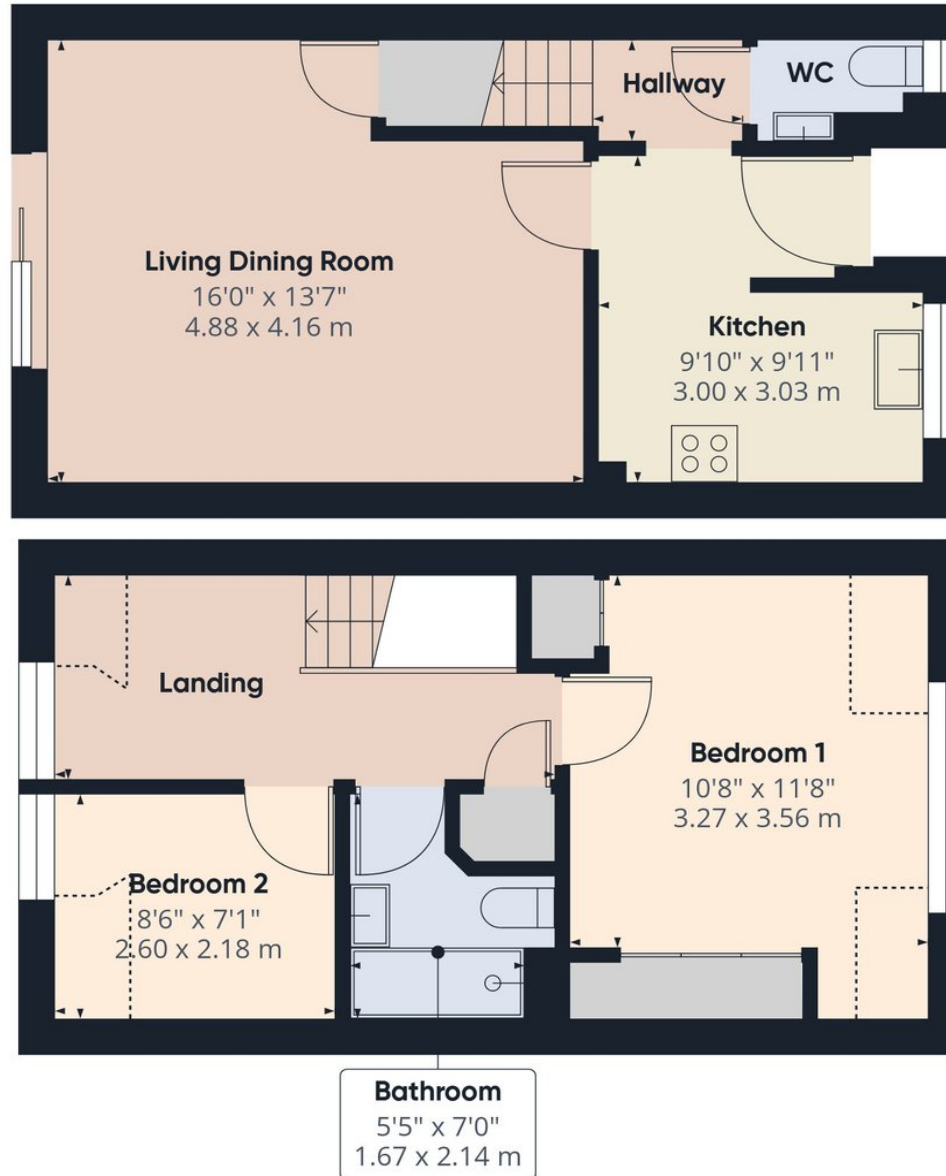
Tenure The property is Freehold. Service charge of approx £260 pa.

Services All mains services are connected with the exception of gas.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

647 ft²

60.3 m²

Reduced headroom

34 ft²

3.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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

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