



Ellis Close, Cottenham
CB24 8UN

Pocock+Shaw

13 Ellis Close
Cottenham
Cambridge
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A two bedroom semi detached bungalow set in an end of cul de sac position close to the village green and village centre. With secure gated parking to the rear, and front and rear gardens.

- Entrance hall
- Sitting room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas radiator heating system
- Front and rear gardens
- Secure gated parking
- Close to shops
- No onward chain

Offers in region of £325,000



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PART GLAZED ENTRANCE DOOR

ENTRANCE HALL Access to loft space, two fitted storage cupboards. radiator. door to:

SITTING ROOM 16'9" x 10'10" (5.10 m x 3.30 m)
Window to the front, radiator, coved cornice.

KITCHEN 9'1" x 8'4" (2.77 m x 2.55 m) Fitted range of units set under a matching work surface, single drainer stainless steel sink unit, range of drawer line base units, space for cooker with gas point, pantry cupboard, space and plumbing for washing machine, matching range of wall mounted cupboard, window to the front.

BEDROM ONE 12'9" x 8'9" (2.68 m x 3.9 m) Window to the rear, radiator, double fitted wardrobe.

BEDROOM TWO 10'5" x 8'11" (3.19 m x 2.72 m)
Window to the rear, radiator, single built in wardrobe.

BATHROOM Fitted white suite with pedestal wash basin, close coupled WC and bath with fitted mixer tap shower. Part ceramic tiling to the walls, radiator, window to the side.

OUTSIDE

FRONT GARDEN A good sized lawned area, with flower borders, block paved shared driveway leading to:

GATED PARKING AREA Block paved double parking space, accessed by remote controlled double gates.

REAR GARDEN Enclosed garden, with lawn, fencing to the side and rear boundaries, gated pedestrian side access.

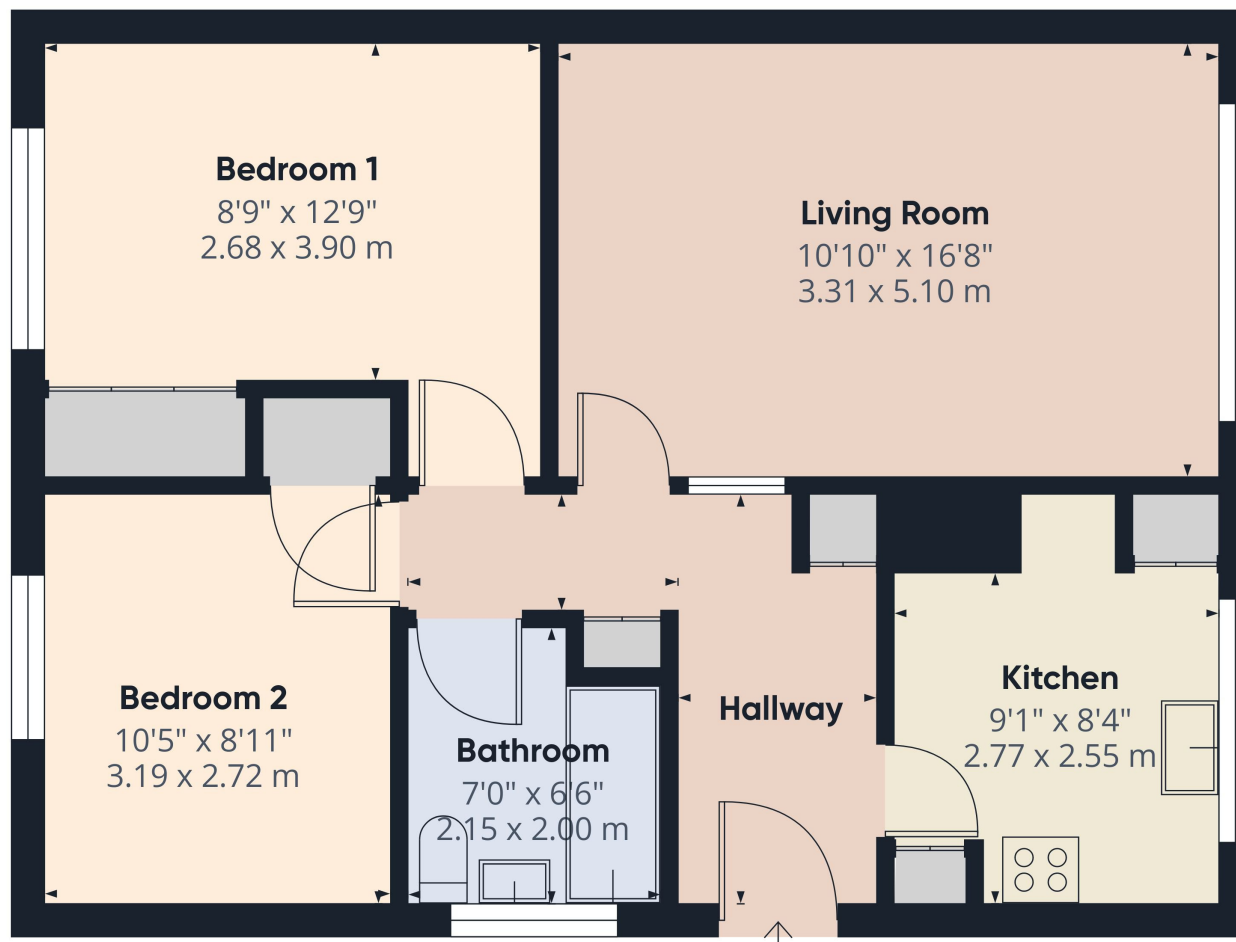
SERVICES All mains services are connected

TENURE Freehold

COUNCIL TAX Band C

VIEWING By prior appointment with Pocock + Shaw





Approximate total area

621 ft²

57.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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