



Lambs Row, Cottenham
CB24 8TD

Pocock+Shaw

3 Lambs Row
Cottenham
Cambridge
CB24 8TD

A charming two bedroom mid terraced cottage, perfectly set in a traffic free position right in the heart of the village. With the bonus of a single garage and small garden.

- Sitting room with open fire
- Spacious kitchen dining room
- Ground floor bathroom
- Rear porch
- Two bedrooms
- Small front garden
- Gas radiator heating system
- Single garage
- No onward chain

Offers in region of £265,000



Lambs Row is a terrace of Victorian houses situated in a tucked away position just off Lambs Lane in the heart of the village. With a small south westerly facing garden and single garage. The property is being sold with no upward chain.

Glazed entrance door to:

Sitting room 12'8" x 11'4" (3.86 m x 3.45 m) Sash style window to the front, feature exposed brick chimney breast with open fire. Radiator, door to:

Kitchen dining room 16'7" x 8'0" (5.05 m x 2.44 m) A spacious room with dining area. Fitted kitchen units with wood block worksurface and inset single drainer stainless steel sink with mixer tap, integrated dish washer, continuation of work surface with inset stainless steel four burner gas hob and matching electric single oven. Matching wall cupboards, with single glazed display cabinet. Pillar style radiator, window to the rear and door to rear porch. Stairs rising to the first floor with cupboard beneath.

Rear porch Brick base with sealed unit double glazed windows to the rear and side, door to side.

Bathroom Fitted white suite with vanity wash basin and double cupboard beneath, close coupled WC and bath. Fitted shower above. Window to the rear, radiator.

First floor landing

Bedroom one 12'9" x 11'3" (3.89 m x 3.43 m) Window to the front, radiator.

Bedroom two 10'0" x 8'2" (3.05 m x 2.49 m) Window to the rear, radiator, oak effect flooring and single cupboard. Access to loft space.

Outside To the front of the property there is a small lawned garden area and timber shed. Shared pedestrian access to the rear. Shared driveway leading to:

Single garage In a block to the side of the terrace, with up and over door.

Services All mains services are connected

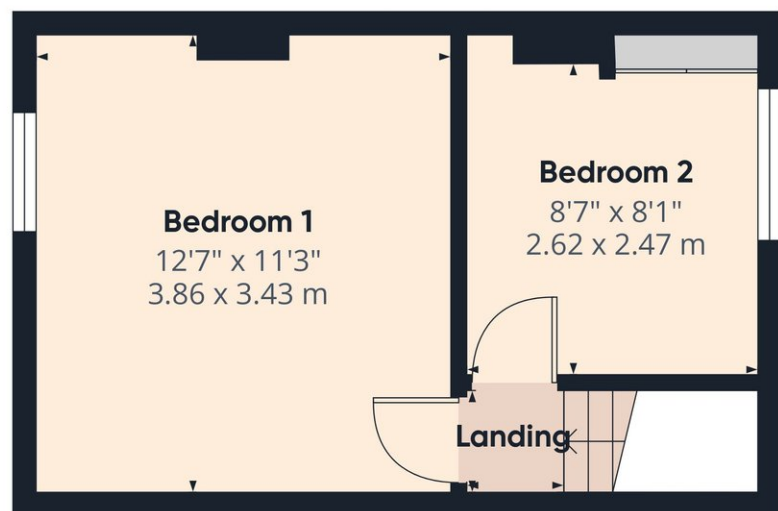
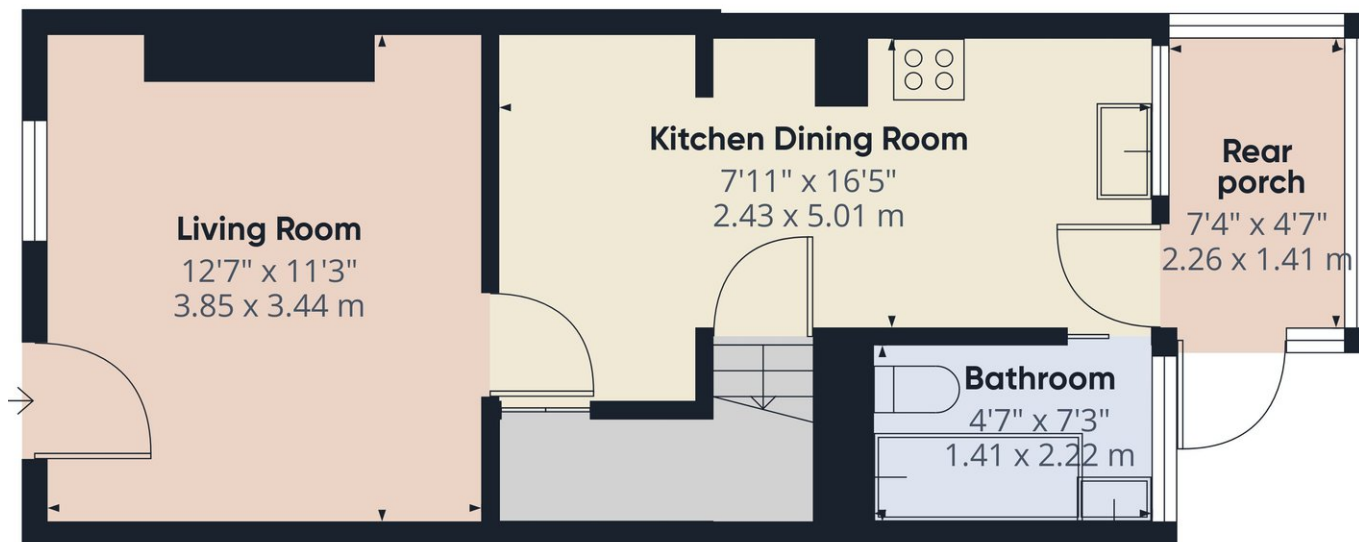
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

601 ft²

55.8 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