



Brigham Close, Cottenham
CB24 8AZ

Pocock+Shaw

1 Brigham Close
Cottenham
Cambridge
Cambridgeshire
CB24 8AZ

A very well presented two bedroom home set in a pleasant corner position on this sought after new development on the edge of Cottenham village. With fitted kitchen dining room, two bedrooms, both with en-suite and ample off road parking.

- Hall
- Cloaks WC
- Sitting room
- Kitchen dining room
- Two bedrooms
- Two en-suite shower rooms
- Enclosed rear garden
- Two off road parking spaces
- No upward chain

Offers in region of £335,000



Built in 2022, an immaculately presented two bedroom home, set on a corner plot with ample off road parking and enclosed rear garden. Well planned accommodation with hall, groundfloor cloak room, sitting room and well fitted kitchen dining room. Two bedrooms, both with en-suite shower rooms.

The village centre is a short walk away and hosts several shops, and highly regarded primary school.

Canopy porch Glazed entrance door to:

Hall Radiator door to:

Cloaks WC Fitted white suite with wash basin and close coupled WC, part ceramic tiled splashback and radiator.

Sitting room 15'3" x 9'11" (4.65 m x 3.02 m) Window to the front, radiator, stairs rising to the first floor, door to:

Kitchen dining room 14'2" x 8'1" (4.32 m x 2.46 m) Well fitted range of units with work surface, inset on and a quarter bowl single drainer sink unit. Adjacent work surface with matching base units, inset four burner ceramic hob, and AEG stainless steel double oven. Canopy extractor fan. Integrated fridge and freezer, washing machine. Stainless steel panel splashback. Double French doors to the rear garden, window to the rear and radiator.

Landing

Bedroom one 14'1" x 8'9" (4.29 m x 2.67 m) Window to the front, radiator, door to:

En-suite bathroom Fitted white suite with wall mounted wash basin, close coupled WC and bath with fitted shower above. Part ceramic tiled splashback, radiator.

Bedroom two 11'0" x 10'2" (3.38 m x 3.10 m) Window to the rear, radiator, door to:

En-suite shower room Fitted white suite with wall mounted wash basin, close coupled WC and shower

cubicle with fitted shower, part ceramic tiled splashback, radiator/heated towel rail.

Outside To the front there is quite a large shrub border with small tree, two off road parking spaces and shared pedestrian access to the rear garden. Fully enclosed with timber fencing, patio and lawn area.

Services All mains services are connected

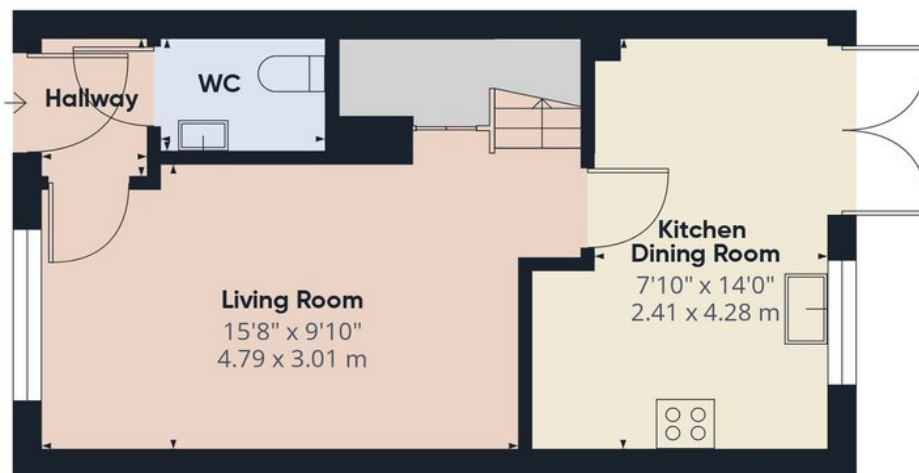
Tenure The property is Freehold. Estate service charge for the year 01/07/24 - 30/06/25 was £206.62.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



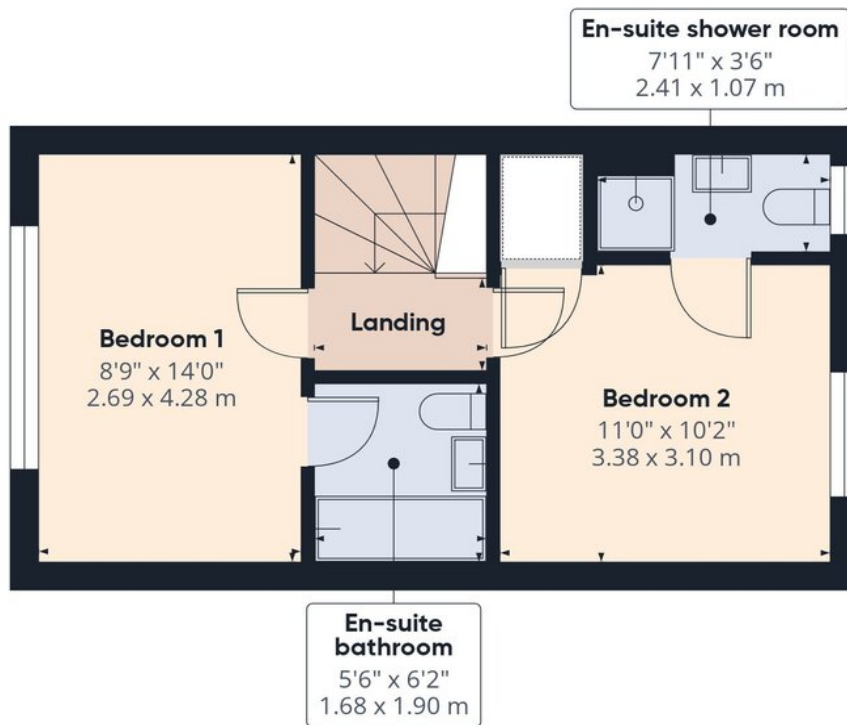
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

673 ft²

62.5 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