



Moores Court, Cottenham
CB24 8XH

Pocock+Shaw

4 Moores Court
Cottenham
Cambridge
Cambridgeshire
CB24 8XH

This two bedroom bungalow is located just off the High Street, close to the many facilities that Cottenham Village has to offer. With a spacious sitting room, fitted kitchen and shower room, for people aged 55 years and over.

- Porch and entrance hall
- Fitted kitchen
- Sitting room
- Two bedrooms
- Shower room
- Electric storage heating
- Communal garden area.
- Close to shops and village centre
- Solar electric panels
- Chain free

Offers in region of £215,000



A very well presented two bedroom bungalow, ideally located just off the High Street, close to the many facilities that Cottenham Village has to offer. With a spacious sitting room, re fitted kitchen and shower room, two large double bedrooms and useful walk in store room, for people aged 55 years and over. Well tended communal green area, and parking.

Entrance porch Part glazed door to:

Hall Coved cornice, wall mounted electric storage heater, door to:

Store 4'11" x 4'11" (1.50 m x 1.50 m) Pendant light point.

Kitchen 9'10" x 5'11" (3.00 m x 1.80 m) Recently re fitted range of units, with rolled edge work surface, inset single drainer stainless steel sink unit. Single base unit. Four burner ceramic hob with extractor above, stainless steel oven. Space and plumbing for washing machine, matching wall mounted cupboards, dishwasher and fridge. Window to the front.

Sitting Room 16'1" x 12'10" (4.9 m x 3.91 m) Window to the rear, coved cornice. Two wall mounted electric storage heaters. Door to:

Inner hall Single built in airing cupboard with hot water cylinder. Door to:

Bedroom one 13'1" x 13'1" (3.99 m x 3.99 m) A large double room, window to the side, coved cornice, wall mounted modern Dimplex panel heaters (fitted May 2024).

Bedroom two 12'10" x 8'11" (3.91 m x 2.72 m) Window to the rear, coved cornice, wall mounted modern Dimplex panel heaters (fitted May 2024).

Shower room White suite with pedestal wash basin, close coupled WC and walk in corner shower. Part ceramic tiling to the walls. Heated towel rail/radiator.

Outside Set around a communal garden and seating area. Communal parking area. Solar electric panels (installed fitted May 2024)

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

Tenure The property is Freehold. Maintenance charge of approx £260 pa to cover garden maintenance and communal lighting.

Council Tax Band C

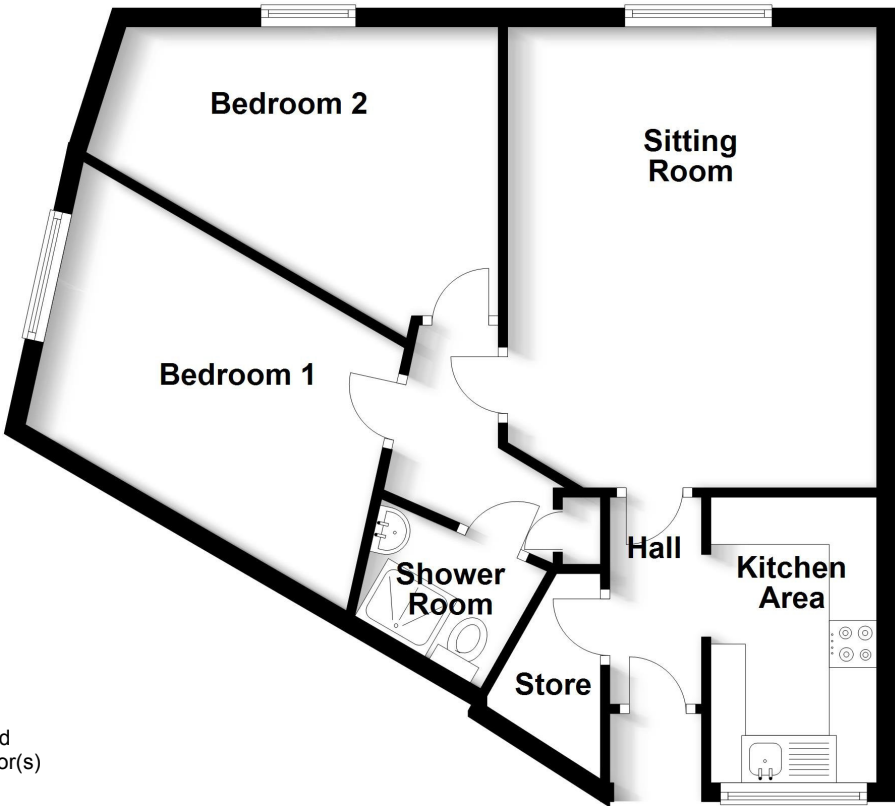
Viewing By Arrangement with Pocock + Shaw



Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	89



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