



High Street, Cottenham
CB24 8SA

Pocock + Shaw

55 High Street
Cottenham
Cambridge
Cambridgeshire
CB24 8SA

A very well presented end of terraced two bedroom Victorian Cottage, just a short walk from the village centre, which offers a range of shops and amenities. With a good sized rear garden, and in excellent decorative order.

- Sitting room with period fireplace
- Kitchen dining room
- Landing
- Two bedrooms
- First floor bathroom
- Loft storage space
- Gas fired heating system
- Sealed unit double glazing
- Good sized rear garden

Offers Over £310,000



Cottenham village is just north of Cambridge City, with a regular bus service to the city centre and railway station. The village offers a number of shops, Co-Op supermarket, doctors surgery and Post Office. Built around 1900, with a well appointed sitting room, good sized kitchen dining room, two bedrooms, first floor bathroom and a useful loft storage space.

Double glazed entrance door to:

Sitting room 12'9" x 11'10" (3.89 m x 3.61 m) Sealed unit double glazed window to the front, feature Victorian fireplace with pine surround and mantle, stone hearth, gas point (Not operational). Double radiator and coved cornice, door to:

Kitchen Dining room 16'9" x 12'11" (5.11 m x 3.94 m) Well fitted range of white fronted units, set under a contrasting black work surface, inset single drainer stainless steel sink unit, base unit, continuation of work surface, plumbing for dishwasher, with stainless steel four burner gas hob, canopy extractor above, and adjacent double oven. Matching wall mounted cupboards. Windows to the side and rear, door to rear garden. Stairs rising to the first floor with built in cupboard beneath. Wall mounted Vaillant gas fired heating boiler.

First floor landing Single cupboard with space and plumbing for washing machine.

Bedroom one 10'10" x 9'2" (3.30 m x 2.79 m) Two windows to the front, range of fitted wardrobes to one wall, radiator, coved cornice and recessed spot lights.

Bedroom two 10'0" x 6'5" (3.05 m x 1.96 m) Window to the rear, double radiator and coved cornice. Steps up to loft space.

Bathroom White suite with wall mounted wash basin, close coupled WC and bath, shower above with mixer tap. Ceramic tiling to the walls. Radiator and window to the side.

Loft storage space Limited headroom, eaves storage, Velux window to the rear.

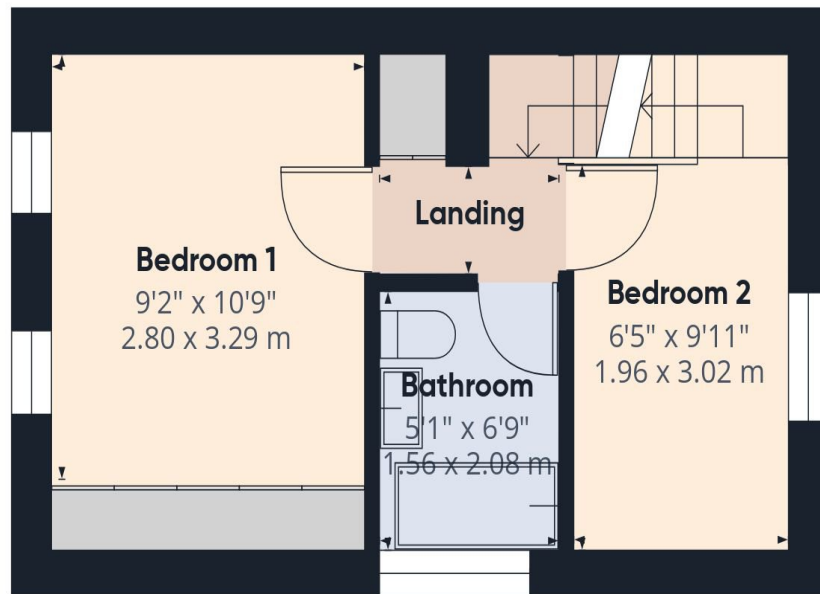
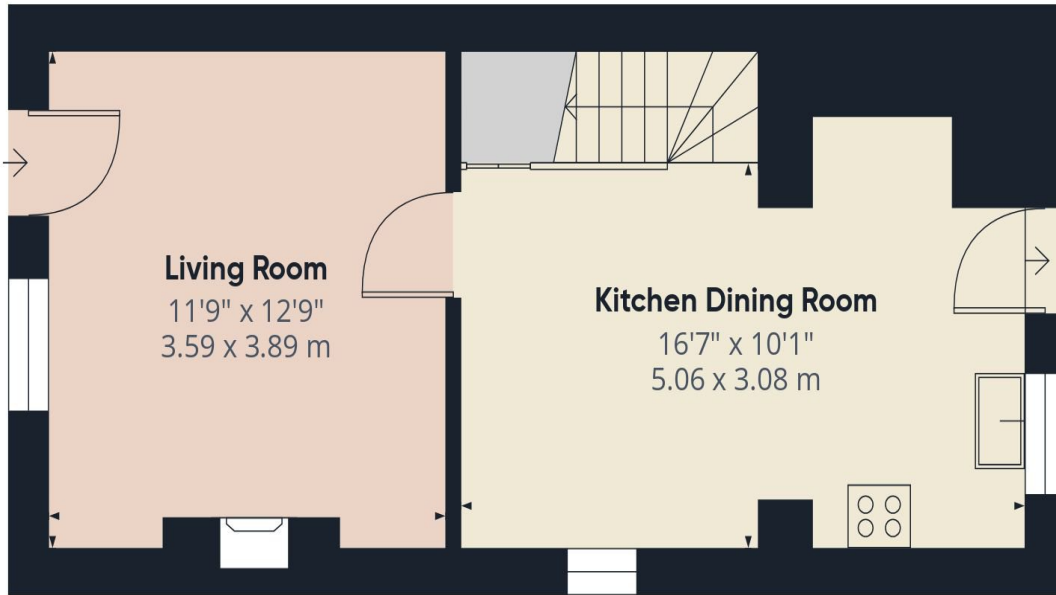
Outside A good sized and enclosed rear garden, with gated pedestrian shared side access and pedestrian right of access to adjoining property. Patio area, gravelled lower garden area, small ornamental pond, well stocked flower and shrub borders.

Services All mains services are connected.

Tenure The property is Freehold. 53 High Street has a legal right of pedestrian access to the rear over the garden of 55. Council tax band B

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(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