

Smiths Path, Cottenham
CB24 8SQ

Pocock + Shaw

5 Smiths Path
Cottenham
Cambridge
Cambridgeshire
CB24 8SQ

A very spacious two bedroom home set in a lovely end plot over looking farmland. With a large sitting room, first floor bathroom and scope for loft conversion (stpp). Just off the High Street, offering a number of shops with in walking distance.

- Lounge dining room
- Kitchen
- Landing with large store cupboard
- Two double bedrooms
- First floor bathroom
- Front garden
- Two parking spaces
- No upward chain

Offers in region of £275,000









A very well proportioned two bedroom house, ideally set at the end of a small track just off the High Street, backing onto private paddocks/farmland. With a large lounge diner and two first floor bedrooms. There is a single parking space to the front.

The village centre is within walking distance and offers a range of shops and amenities with highly regarded primary school and Village College.

Double French doors opening to:

Lounge dining room 21'8" x 15'11" (6.60 m x 4.85 m) Two windows to the side and window to the rear. Two radiators, beech effect laminate flooring.

Kitchen 9'1" x 6'4" (2.77 m x 1.93 m) Fitted units set under a work surface, inset single drainer stainless steel sink unit. Single drawer line base unit. Matching wall mounted cupboards. Wall mounted gas fired heating boiler. Window to the front.

Landing Access to loft space with potential to convert subject to planning permission etc.

Store 5'7" x 3'9" (1.70 m x 1.14 m)

Bedroom one 11'3" x 9'0" (3.43 m x 2.74 m) Window to the front, radiator.

Bedroom two 12'11" x 8'2" (3.94 m x 2.49 m) Window to the rear, radiator.

Bathroom White suite with pedestal wash basin, WC and bath with shower above. Part ceramic tiling to the walls, window to the front. Radiator.

Outside Smiths Path is an unmade track off the High Street, left of High Street. There is a single off road parking space to the front, and a small garden area to the front.

Services Mains electricity and water (bottled gas supply).

Tenure The property is Freehold

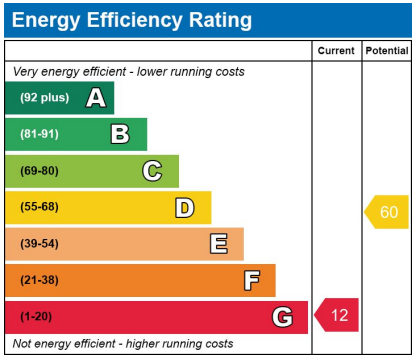
Council Tax Band C

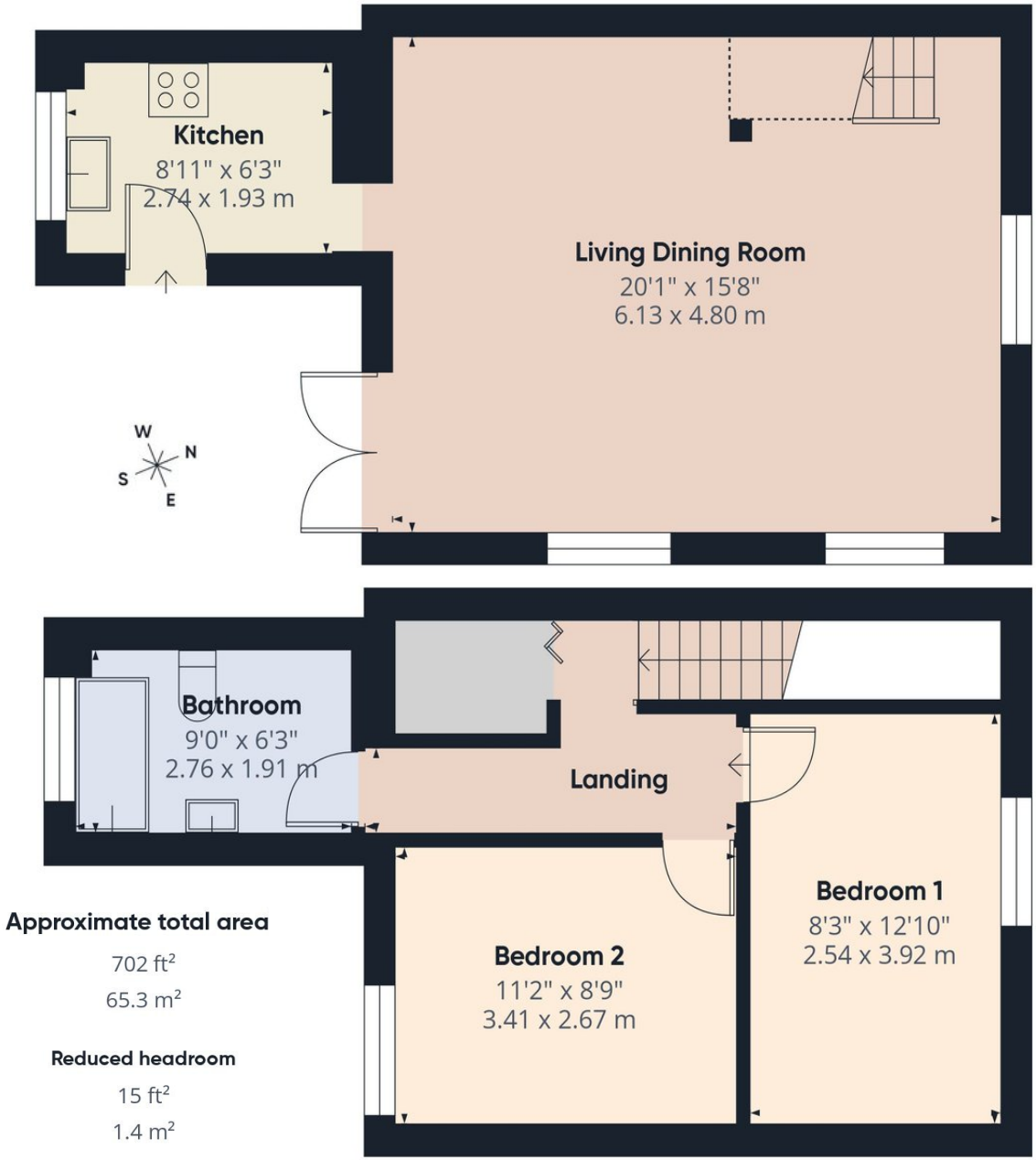
Viewing By Arrangement with Pocock + Shaw















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

Pocock+Shaw

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