

Rooks Street, Cottenham
CB24 8QZ

Pocock+Shaw

13 Rooks Street
Cottenham
Cambridge
Cambridgeshire
CB24 8QZ

A Victorian end of terraced house, just off the High Street. With ample off road parking and a large garage/ workshop to the rear. Sold with no onward chain.

- Sitting room with wood burning stove
- Kitchen
- Rear lobby
- Conservatory
- Ground floor white bathroom suite
- Two bedrooms
- Off road parking
- Large garage/workshop
- No upward chain

Offers in region of £295,000









Ideally located just off the High Street, this Victorian end of terrace house is set on a good sized plot, with ample off road parking with a side driveway and large garage / workshop. The sitting room has a wood burning stove, fitted kitchen conservatory and ground floor bathroom. Two bedrooms to the first floor. Sold with no onward chain.

Entrance door to

Sitting room 13'10" x 11'10" (4.22 m x 3.61 m) Window to the front, feature brick fireplace with stone hearth and wood burning stove. Beech effect laminate flooring, door to:

Kitchen 10'8" x 9'6" (3.25 m x 2.90 m) Fitted oak fronted units with work surface. Inset one and a quarter bowl single drainer stainless steel sink unit, double cupboard beneath. Space and plumbing for washing machine, gas cooker point. Matching wall mounted cupboards, tiled splash back and floor, window to the rear, door to staircase rising to the first floor, single cupboard beneath with Baxi gas fired heating boiler, stable timber door to:

Rear lobby Radiator, door to the rear garden, bathroom and :

Conservatory 10'3" x 5'11" (3.12 m x 1.80 m) Double French doors to the rear garden. double radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled wc and bath. Part ceramic tiling to the walls and floor, window to the rear.

First floor landing

Bedroom one 13'9" x 11'11" (4.19 m x 3.63 m) Window to the front, radiator.

Bedroom two 10'10" x 9'7" (3.30 m x 2.92 m) Window to the rear, radiator. Single airing cupboard with hot water cylinder.

Outside There is a driveway to the side providing ample off road parking, patio area and lawn. Shared gated pedestrian access to the adjoining house.

Garage workshop 19'5" x 13'9" (5.92 m x 4.19 m) Timber double doors, power and light, open to small side store.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

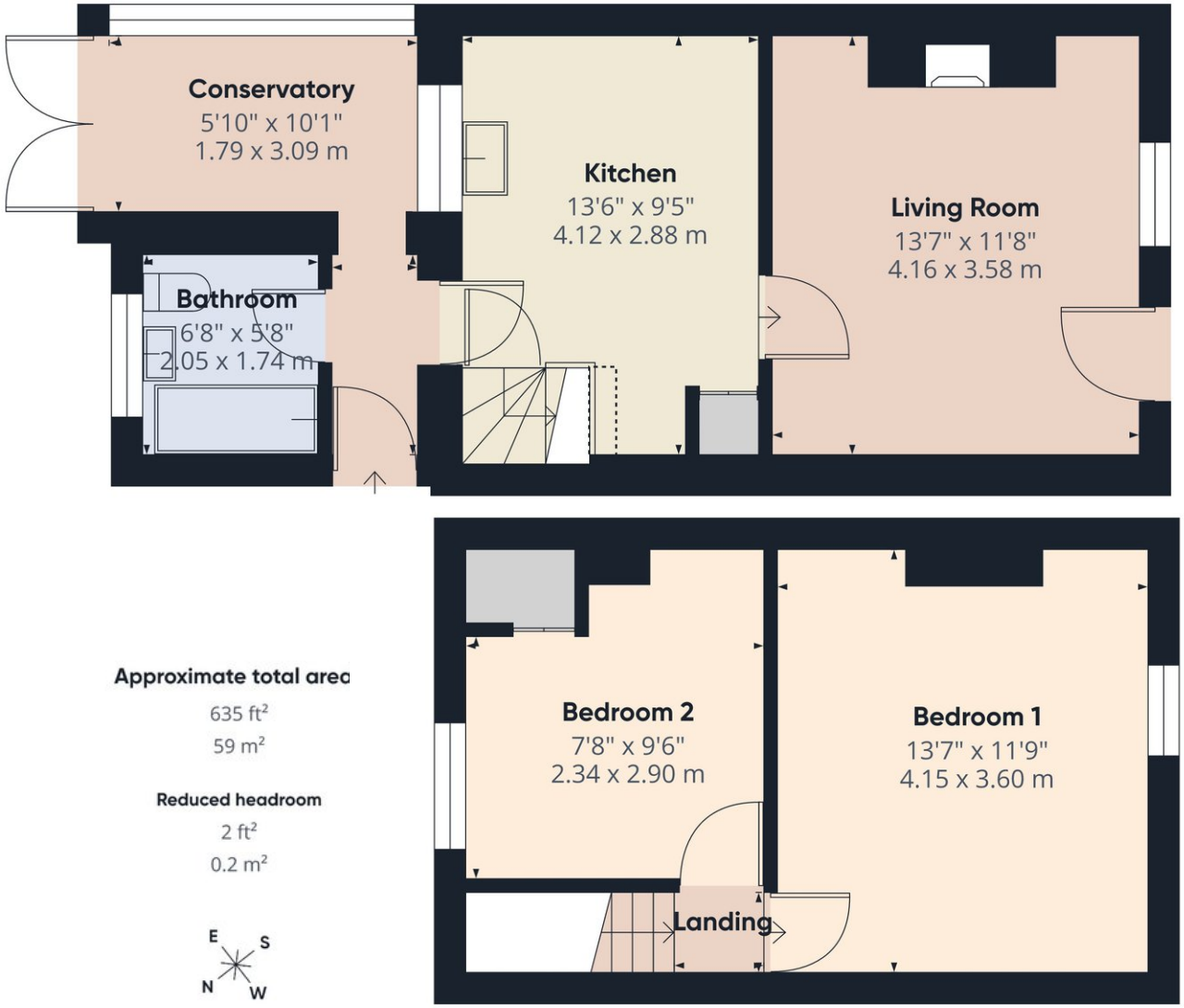
Viewing By Arrangement with Pocock + Shaw

EPC awaited















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

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