



The Old Telephone Exchange, Margett Street,
Cottenham

Pocock + Shaw

The Old Telephone Exchange
40 Margett Street
Cottenham
Cambridgeshire
CB24 8QY

A rare opportunity to purchase this detached former Telephone Exchange in the sought-after village of Cottenham. A unique property set on a corner plot close to the village centre. At present configured as a business unit with approved planning permission.

- Detached commercial building
- Three principle rooms
- Cloaks WC
- Gas radiator heating system
- Off road parking
- Enclosed rear garden
- Approved planning application for private residential use
- Application: **26/00402/ful**

Offers in region of £200,000



A rare opportunity to purchase this detached former telephone exchange in the heart of the sought-after village of Cottenham. Set on a corner plot, with off road parking and small enclosed garden area. At present configured as a business unit with Class E3. There is a approved planning for change of use to C3 residential.

Glazed entrance door to:

Reception room 13'4" x 10'6" (4.06 m x 3.20 m)
Recessed spotlights to the ceiling, radiator., door to:

Cloaks WC Fitted suite with counter set wash basin, close coupled WC, single fitted cupboard.

Kitchen area 11'8" x 10'7" (3.56 m x 3.23 m) Work surface with inset single drainer stainless steel sink unit, base unit, and matching wall mounted cupboards. Access to loft space, and glazed door to the car parking area.

Reception room two 13'1" x 10'6" (3.99 m x 3.20 m)
Large picture window to the front, double radiator, work surface with base units. circular stainless steel sink unit x2.

Outside There is an off road parking area, gated pedestrian access to the rear, leading to a small enclosed garden area.

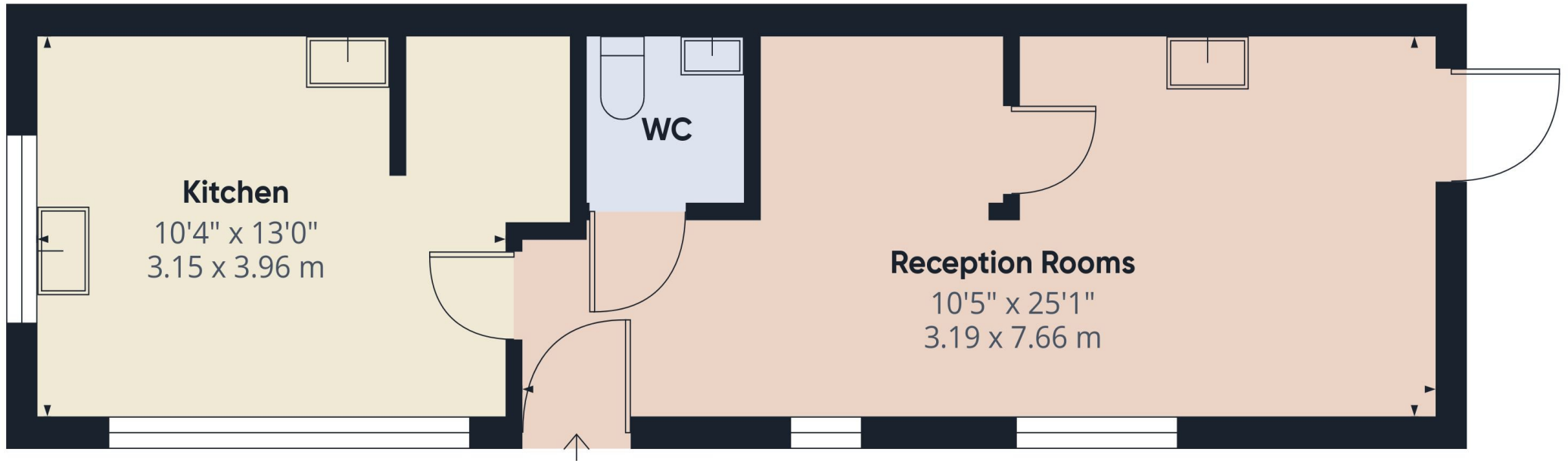
Tenure Freehold. The property has approved planning for change of use to C3, converting the property to a one person single dwelling.

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Services All mains services are connected

Viewing By Arrangement with Pocock + Shaw





Approximate total area

397 ft²
37 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

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