



High Street, Cottenham  
CB24 8SA

Pocock + Shaw

51 High Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8SA

An immaculate two bedroom Victorian home set on the High Street close to the shops, with a large private rear garden.

- Sitting room
- Dining room
- Kitchen breakfast room
- Landing
- Two double bedrooms
- Rear lobby with sep WC
- Bathroom
- Good sized mature rear garden

Offers in region of £325,000



Located on the High Street, this Victorian period home is a short walk away from the village schools and shops. With two main reception rooms, kitchen breakfast and two double bedrooms with first floor bathroom and separate WC.

There is a good sized and mature rear garden.

#### Glazed entrance door to:

**Sitting room** 13'2" x 11'5" (4.01 m x 3.48 m) A well appointed room, window to the front, attractive light oak flooring, double radiator. Door to:

**Lobby** Stairs rising to the first floor, continuation of light oak flooring. Door to:

**Dining room** 12'9" x 9'11" (3.89 m x 3.02 m) Window to the rear, attractive light oak flooring, double radiator. Built in understairs storage cupboard. Door to:

**Kitchen breakfast room** 12'6" x 8'2" (3.81 m x 2.49 m) Range of shaker style units set under an oak wood block work surface, inset one and a quarter bowl ceramic sink unit with mixer tap. Range of base units, and continuation of work surface, matching wall mounted cupboards. Space and plumbing for washing machine and dishwasher, Space for slot in cooker, part ceramic tiled splashback. Wall mounted gas fired heating boiler. Window to the rear and door to the side.

**First floor landing** Attractive stripped and sealed wooden floor, doors to bedrooms one and two.

**Bedroom one** 13'3" x 11'7" (4.04 m x 3.53 m) Window to the front, stripped and sealed wooden floor, single cupboard with wall mounted washbasin. Picture rail. Feature period cast iron fireplace with tiled hearth.

**Bedroom two** 13'3" x 9'11" (4.04 m x 3.02 m) Window to the rear, stripped and sealed wooden floor, radiator, door to:

**Rear lobby** Pine doors to bathroom and :

**Sep WC** Fitted white suite with pedestal wash basin and close coupled WC. Window to the side.

**Family bathroom** White suite with counter set wash basin, double cupboard beneath, panelled bath, corner tiled shower cubicle, window to the rear and radiator, single linen cupboard.

**Outside** There is a good sized and enclosed mature garden, gated pedestrian access, leading across the rear of 49 High Street. Feature circular ornamental pond, mature and well stocked flower and shrub borders, timber pergola with seating area. Main lawn, timber garden shed.

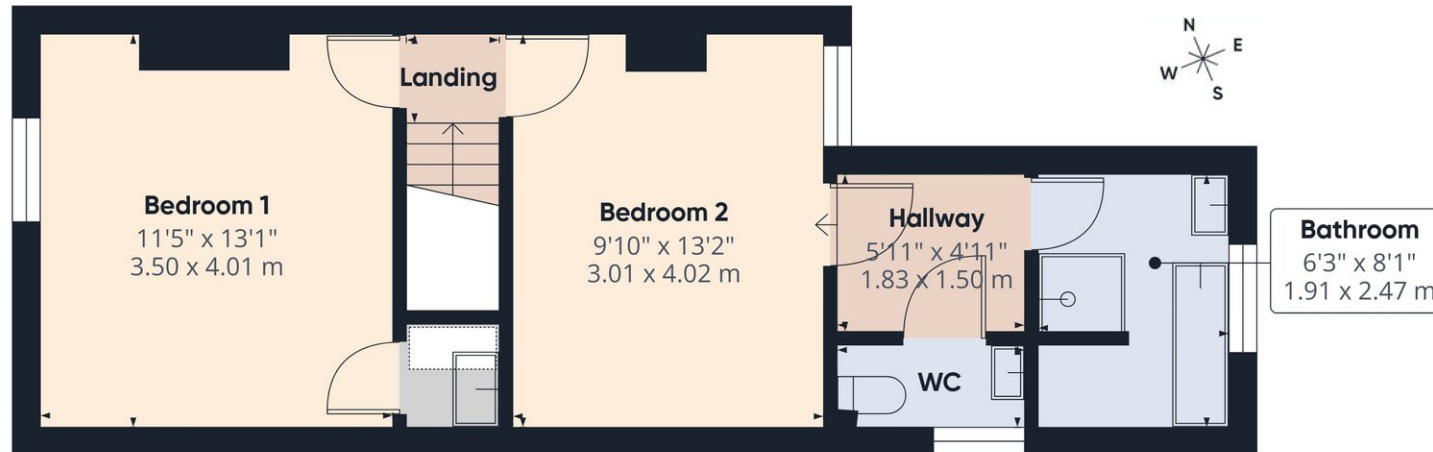
**Services** All mains services are connected. Gas boiler located in Kitchen.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

795 ft<sup>2</sup>

73.8 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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