

Pelham Close, Cottenham
CB24 8TY

Pocock + Shaw

20 Pelham Close
Cottenham
Cambridge
Cambridgeshire
CB24 8TY

Offering very well presented and spacious accommodation, this three bedroom home is just a short walk from the village centre, shops and the highly regarded primary school. With an enclosed rear garden and off road parking to the rear.

- Hall
- Cloaks WC
- Kitchen dining room
- Sitting room
- Landing
- Three bedrooms
- Main family bathroom
- Gas radiator heating system
- Enclosed rear garden
- Off road parking to the rear

Offers in region of £315,000









Pelham Close is a residential road close to the village centre, making all of the village shops, doctors surgery, highly regarded primary school within walking distance. With a fitted kitchen dining room, lounge, three bedrooms and first floor bathroom, enclosed rear garden and off road parking to the rear.
Cottenham village is just north of Cambridge City with the mainline railway station at Cambridge north just six miles away. The guided busway is just 3.5 miles in Histon village

Part glazed entrance door:

Entrance hall Stairs rising to the first floor, window to the side, oak effect flooring.

Cloaks WC Fitted white suite with wall mounted wash basin, close coupled WC, part tiled splashback and window to the side.

Sitting room 16'1" x 11'6" (4.92 m x 3.53 m) A well appointed room, with double French doors to the rear garden, continuation of Oak effect flooring, coved cornice and double radiator.

Kitchen Dining room 9'7" x 12'3" (2.93 m x 3.73 m) Fitted range of units with marble effect work surface, inset single drainer stainless steel sink unit with mixer tap, range of base units with space and plumbing for dishwasher and washing machine. Space for slot in cooker, gas point. Matching wall mounted cupboards. Part ceramic tiled splashback, window to the front.

Landing Window to the side, coved cornice, access to the loft space (housing the boiler) and airing cupboard.

Bedroom one 13'1" x 9'2" (3.99 m x 2.79 m) Window to the rear, radiator and coved cornice.

Bedroom two 10'10" x 7'8" (3.30 m x 2.34 m) Window to the front, radiator and coved cornice.

Bedroom three 8'9" x 6'10" (2.67 m x 2.08 m) Window to the rear, radiator and coved cornice.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath. Part ceramic tiling to the walls, radiator and window to the front.

Outside There is an open plan lawned area to the front. To the rear there is an enclosed garden, with raised lawn area, flower and shrub borders, gated pedestrian access to a rear single off road parking space.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

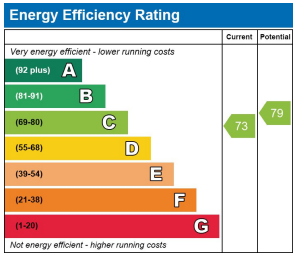


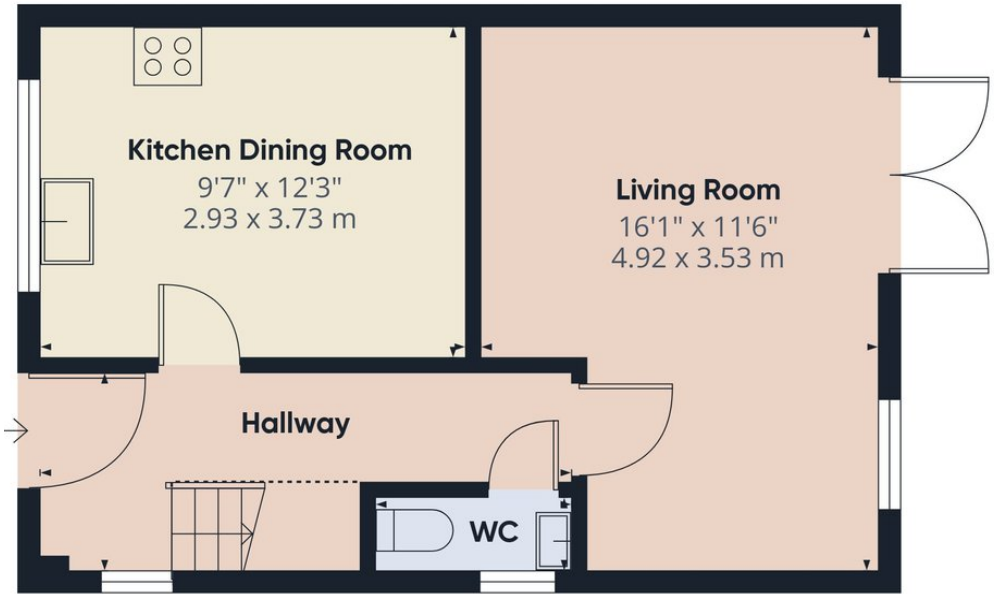












Approximate total area

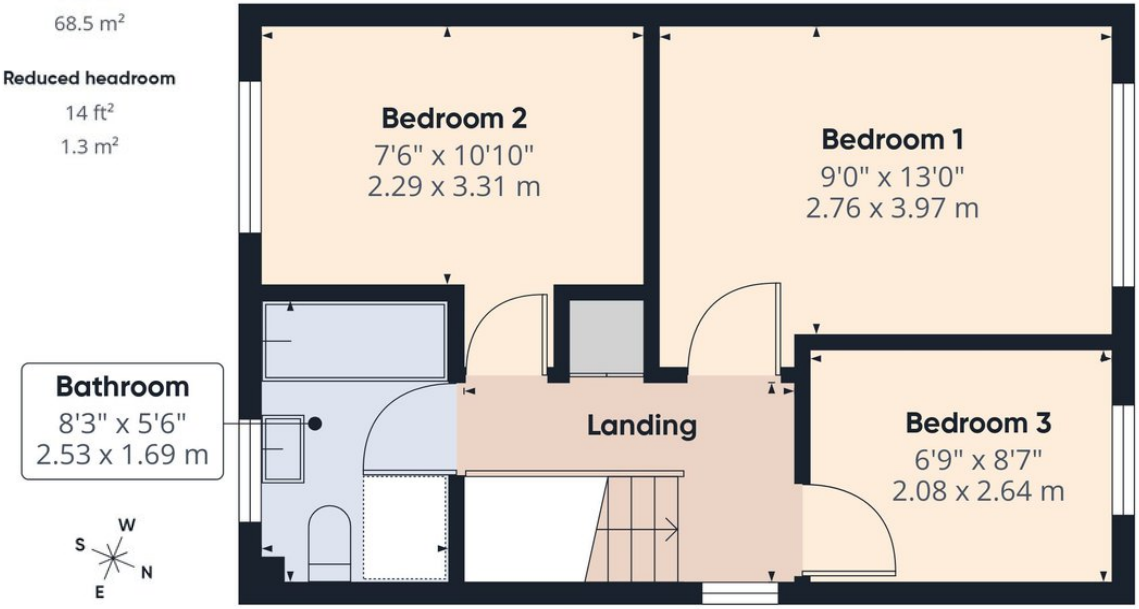
736 ft²

68.5 m²

Reduced headroom

14 ft²

1.3 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

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552