



Margett Street, Cottenham, Cambridgeshire CB24 8QY

Pocock + Shaw

47 Margett Street
Cottenham
Cambridge
Cambridgeshire
CB24 8QY

A very well proportioned detached three bedroom bungalow, ideally located just off the High Street. Set on a good sized plot, with ample off road parking and single garage. No upward chain.

- L shaped hall
- Sitting room
- Kitchen
- Three bedrooms
- Family shower room
- Gas radiator heating system
- Good sized rear garden
- Ample off road parking
- Single garage
- No upward chain.

Offers in region of £425,000



A traditionally constructed detached three bedroom bungalow, set on a good sized plot close to the village centre just off the High Street, just a short walk from various shops and village amenities, including GP surgery and dentist.

With a spacious lounge dining room, kitchen and shower room. Ample off road parking and single garage. No upward chain.

Part glazed entrance door to

L shaped hall Single cloaks hanging cupboard. Single cupboard housing Baxi gas fired heating boiler.

Sitting room 19'1" x 10'10" (5.82 m x 3.30 m) Window to the front, and double sliding patio doors to the rear garden, two radiators, serving hatch to kitchen. Coved cornice. Ornamental fire surround.

Kitchen 11'5" x 7'10" (3.48 m x 2.39 m) Fitted work surface with range of base units, inset single drainer stainless steel sink unit, adjacent worksurface with further double base unit. Gas point for cooker. Radiator, window to the rear and door to rear garden.

Bedroom one 13'9" x 8'11" (4.19 m x 2.72 m) Window to the front, radiator.

Bedroom two 11'2" x 8'4" (3.40 m x 2.54 m) Window to the rear, radiator.

Bedroom three 9'1" x 7'1" (2.77 m x 2.16 m) Window to the front, radiator. Single fitted cupboard.

Shower room Fitted suite with pedestal wash basin, close coupled wc and double walk in shower. Radiator and window to the rear. Part ceramic tiling to the walls.

Outside To the front there is ample off road parking at least for three vehicles, lawn area, and gated pedestrian access to the rear garden, which is mainly layed to lawn with flower and shrub borders.

Single garage Up and over single door.

Services All mains services are connected

Tenure Freehold

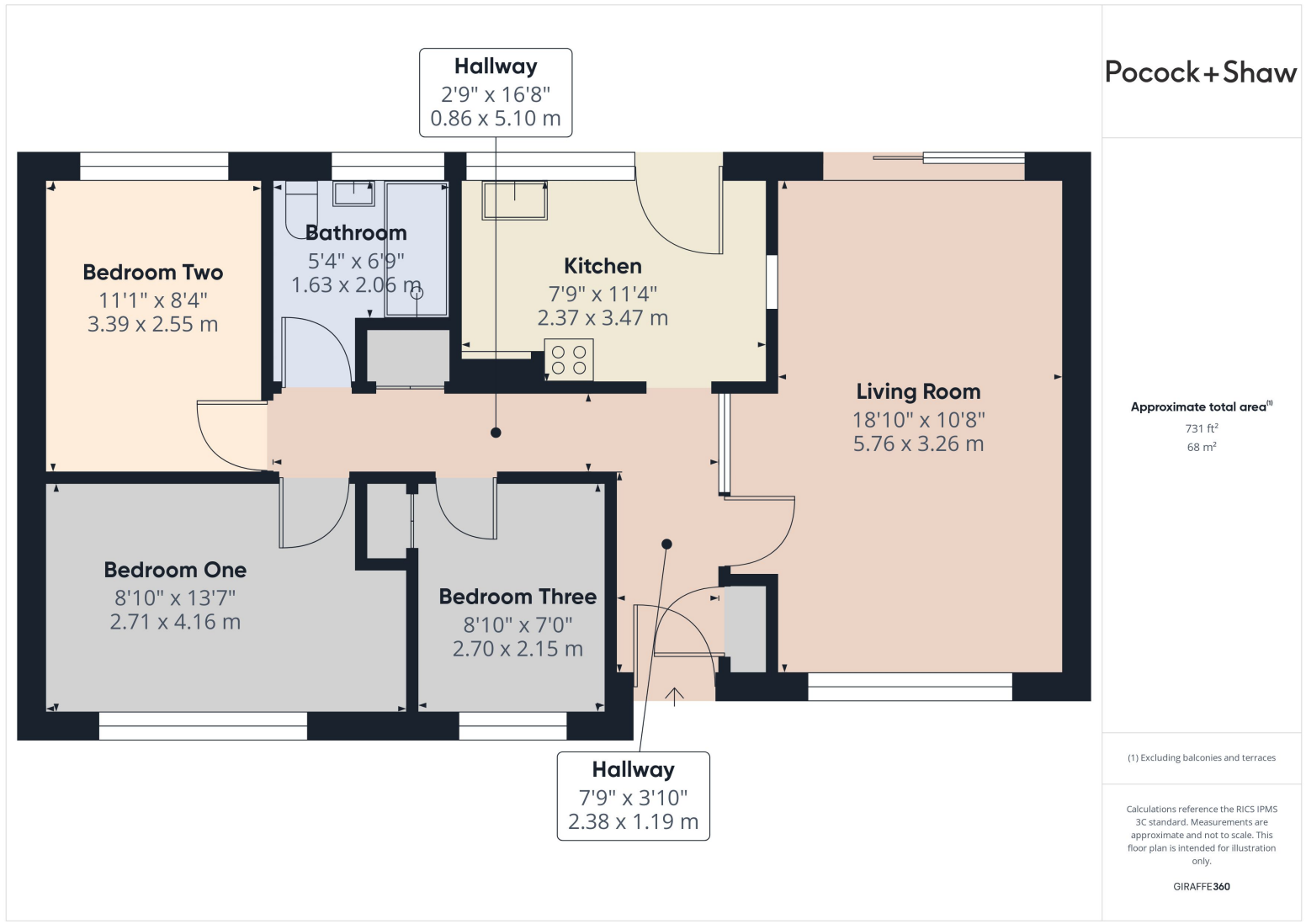
Viewing By prior appointment with Pocock and Shaw.

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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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