

Clarke Close, Cottenham
CB24 8AU

Pocock + Shaw

128 Clarke Close
Cottenham
Cambridge
Cambridgeshire
CB24 8AU

A well presented and rarely available one bedroom house in a nice private position, within good walking distance of the village centre.

- Sitting kitchen area
- Large storage cupboard
- Cloaks WC
- Landing
- Double master bedroom
- Bathroom
- Gas fired radiator heating system
- Communal outdoor space
- Cycle store
- Parking space
- NO UPWARD CHAIN
- Remaining NHBC Warranty

Guide Price £200,000









Set at the end of this residential development, a rarely available one bedroom house. With an open plan sitting room/ kitchen, ground floor cloaks WC, landing, double bedroom and bathroom. There is a communal outside space and cycle store.

The main village is walking distance, with a footpath leading out onto Rampton Road. There are several small shops, including a post office and Co-op along with a regular bus service to Cambridge City.

The property is offered with no upward chain.

Part glazed entrance door to:

Sitting Room/ Kitchen 15'2" x 12'11" (4.62 m x 3.94 m) Sitting room area with radiator, window to the rear.

Kitchen area: Well fitted range of units with range of base units and worksurface. Inset one and a quarter bowl single drainer stainless steel sink unit, space and plumbing for washing machine, four burner stainless steel gas hob, and matching oven. Range of matching wall mounted cupboards. Stairs rising to the first floor. Large built in understairs storage cupboard.

Cloaks WC Fitted white suite with pedestal wash basin, close coupled WC, part ceramic tiled splashback, radiator, and extractor fan.

Landing

Bedroom 15'2" x 12'7" (4.62 m x 3.84 m) Two windows to the front, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiling to the walls, heated towel rail/ radiator.

Outside To the front, there is a single off road parking space. There is a communal outside space, cycle and bin store.

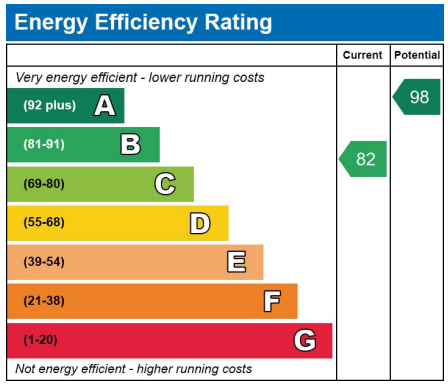
Services All mains services are connected

Tenure The property is Freehold. Maintenance charge £250 per annum.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw

Agent's note: Please note there is a £1,000 legal fee contribution payable to TNHG











Approximate total area

454 ft²

42.1 m²

E S N W





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

Pocock+Shaw

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