



Kingfisher Way, Cottenham  
CB24 8XN

Pocock + Shaw

6 Kingfisher Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XN

A freshly refurbished and very well presented two bedroom home, ideally located close to the village centre, in this residential road.

- Entrance hall
- Sitting room
- Refitted kitchen dining room
- Two bedrooms
- First floor bathroom
- Gas radiator heating
- Freshly decorated throughout
- Enclosed rear garden
- No upward chain

Offers in region of £280,000



Cottenham village is just over seven miles north of the historic City of Cambridge which offers two mainline railway stations, the closest of which is six miles. The village offers a number of small shops, Post Office, doctors surgery, and both primary and secondary schools.

The property has been freshly refurbished and is very well presented through out. With two bedrooms, kitchen dining room, and first floor bathroom. Enclosed rear garden and off road parking to the rear.

**Glazed entrance door to:**

**Entrtance hall** Radiator. Stairs rising to the first floor. Door to:

**Sitting room** 14'8" x 13'4" (4.47 m x 4.06 m) Window to the front, two radiators, light oak effect flooring, coved cornice.

**Kitchen dining room** 13'3" x 8'0" (4.04 m x 2.44 m) Well fitted range of gloss white units with contrasting work surface, inset single drainer stainless steel sink unit, inset stainless steel four burner gas hob and matching single oven, canopy extractor above. Matching wall mounted cupboards, space and plumbing for washing machine. Ceramic tiled splashback, window to the rear, and sliding patio doors to the rear garden, radiator.

**Landing**

**Bedroom one** 13'4" x 7'3" (4.06 m x 2.21 m) Window to the front, radiator, single fitted storage cupboard.

**Bedroom two** 13'4" x 7'9" (4.06 m x 2.36 m) Window to the rear, radiator. Two double fitted wardrobes.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC, bath with mixer tap and shower above, corner shower cubicle, ceramic tiling to the walls, radiator.

**Outside** To the front, there is a small enclosed garden area with metal railings, laid to gravel. There is a fully enclosed landscaped rear garden, again laid to gravel,

Several mature shrubs, close boarded timber fencing, gated pedestrian rear access to parking space. Timber shed.

**Services** All mains services are connected.

**Tenure** The property is Freehold

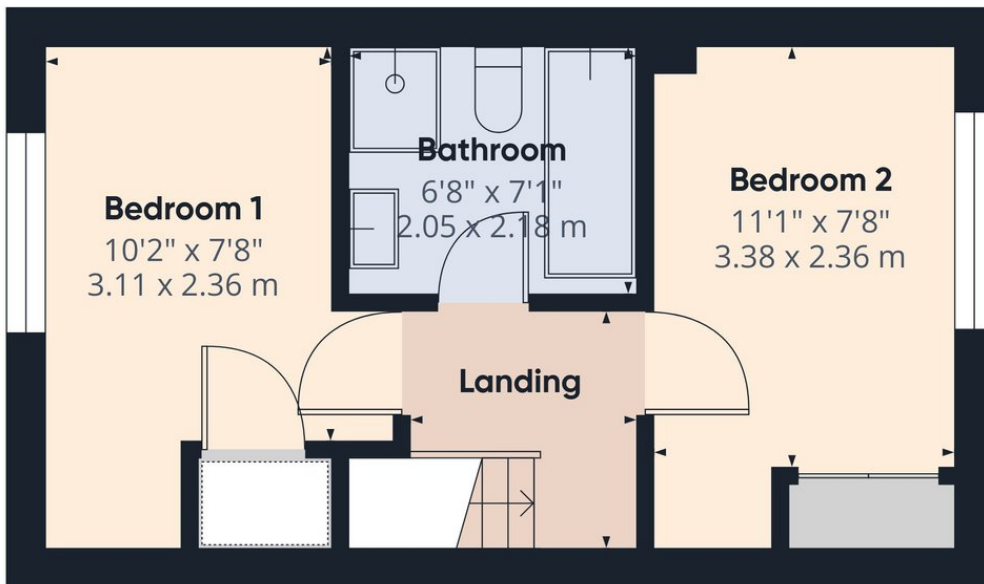
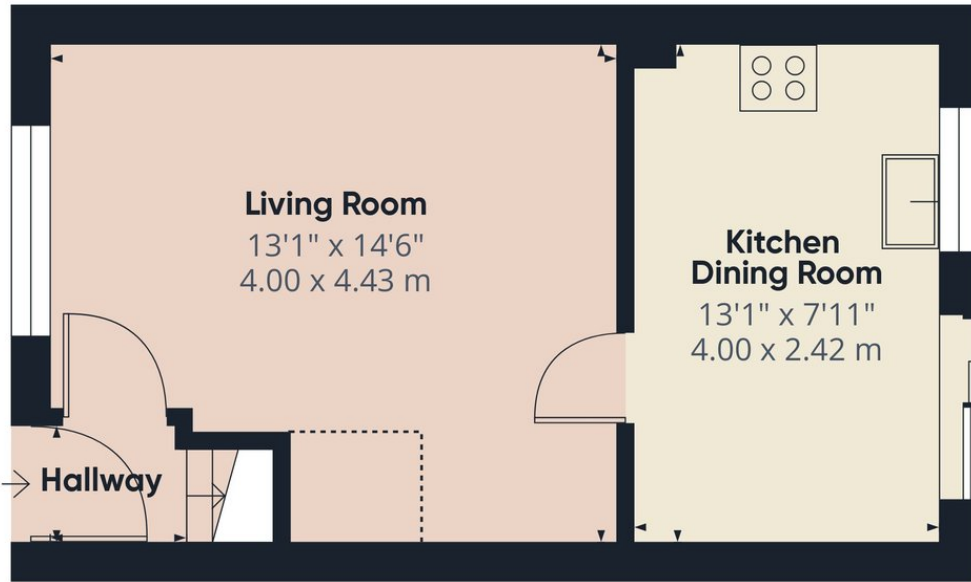
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





**Approximate total area**

574 ft<sup>2</sup>

53.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>



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