



124 Histon Road
Cottenham, CB24 8UG

Guide price £295,000



124 Histon Road

Waterbeach, CB24 8UG

- Attractive cottage
- Driveway parking
- Generous rear garden
- No onward chain

An attractive two-bedroom mid-terrace period cottage with an enclosed garden and driveway, situated in a non-estate position at the edge of this highly desirable village. Offered with no onward chain.

On the ground floor, the accommodation includes an entrance door to the living/dining room which features a log burning stove and box bay window to front. There is a useful understairs storage cupboard and door through to the kitchen. The kitchen is fitted with ample wall and base units, with freestanding oven, dishwasher and fridge (to remain.) Beyond the kitchen is a bright lean-to housing further appliances, ideally used as a separate utility space.

On the first floor are two generous double bedrooms. There is a family bathroom with wc, hand basin and bath with shower over. A useful loft space is accessed via bedroom two and has been fully boarded with ladder access.

Outside to the front, there is a





graveled driveway providing parking for one to two cars. The rear garden is generous with patio and lawned area and well stocked flower and shrub borders. The property has right of way of no 126 for bicycle and bin access.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8UG

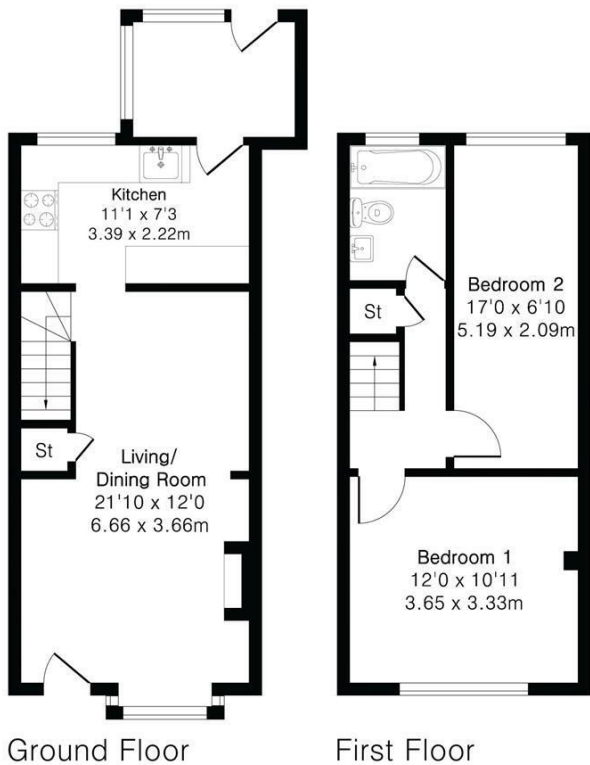
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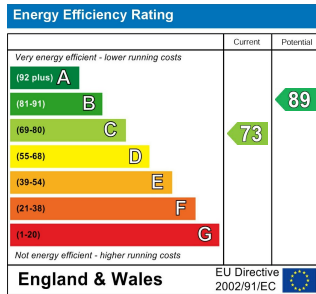
Approximate Gross Internal Area 742 sq ft - 69 sq m

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 341 sq ft – 32 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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