

59 Margett Street
Cottenham, CB24 8QY

Guide price £280,000



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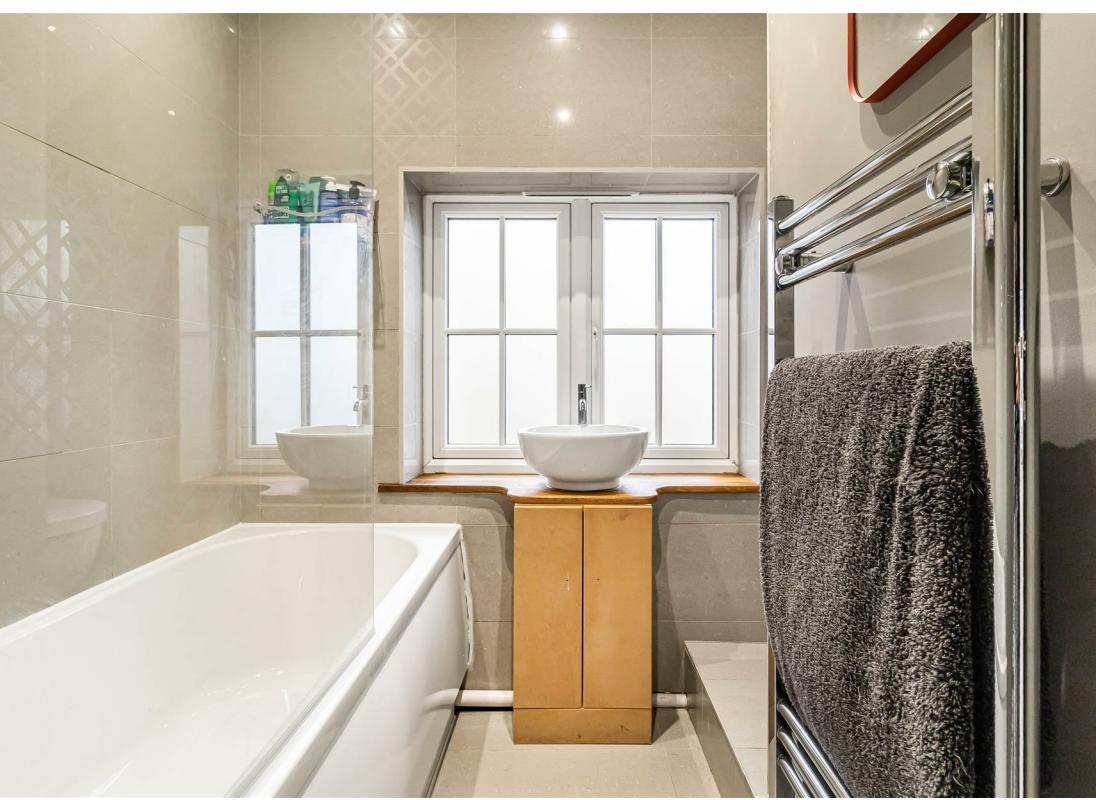
- Village location
- Fully refurbished
- Period cottage
- Garage and garden

A beautifully presented and recently re-furbished two bedroom period cottage with a good size rear garden and garage, situated in a non estate position within walking distance of the local amenities and convenient reach of the commuter links.

The accommodation comprises an entrance door to the living room which has been tastefully restored with traditional flagstone flooring and bespoke cupboards and a focal point ready for a log burner to be fitted. The kitchen is fitted with attractive wall and base units with a pantry and integrated appliances which include a Zanussi oven with induction hob, a full height fridge/freezer and dishwasher. There is space for a large dining table and a door leads to the rear of the property.

On the first floor there are two bedrooms with the main bedroom being particularly spacious and benefitting from bespoke fitted wardrobes. The family bathroom is fitted with a contemporary suite with a shower over the





bath, WC and vanity cupboard with ceramic bowl sink. There is further storage over the stairs.

Outside, the property is approached to the rear via a shared driveway, leading to a detached garage and garden which is well stocked with a lawned area and potential space for a garden studio.

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 8QY

Waht3words: ///scrambles.birds.noticing



**Approximate Gross Internal Area 648 sq ft - 60 sq m
(Excluding Garage)**

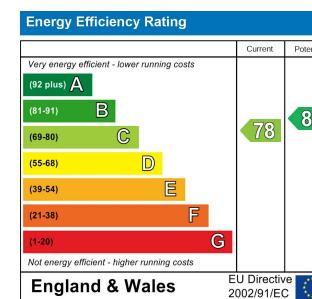
Ground Floor Area 324 sq ft – 30 sq m

First Floor Area 324 sq ft – 30 sq m

Garage Area 116 sq ft – 11 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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