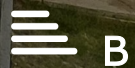




50 Peacock Close  
Cottenham, CB24 8BA

Guide price £350,000



## 50 Peacock Close Cottenham, CB24 8BA

- 2 En suite double bedrooms
- South facing garden
- Two allocated parking spaces
- No through road

An immaculate two-bedroom end terrace house with off road parking and south facing garden set within a modern residential development and close to local amenities.

The property is bright and spacious and makes a superb modern first home. There is an entrance hall, with access to the living room, and a ground floor cloakroom.

To the front of the property is the living space which leads to the kitchen/dining room. There is a useful understairs storage cupboard and stairs leading to the first floor. The kitchen/dining room enjoys direct access via patio doors to the fully enclosed rear garden. There is a range of low and high level cabinetry and integrated AEG appliances including double oven, fridge freezer, dishwasher and space for a freestanding washing machine.

Upstairs are two double bedrooms, each with its own private bathroom. The master bedroom enjoys a front aspect and offers ample fitted wardrobes. Its bathroom includes a bath with shower over, WC, hand basin and heated towel rail. The second bedroom overlooks the rear garden and features a separate shower room with a shower enclosure, WC, hand basin and heated towel rail.

Outside there is a fully enclosed rear garden with side access to the





driveway. There is a raised decked area ideal for al fresco dining, patio and lawned areas and a timber shed to side. To the front of the property are two allocated parking spaces.

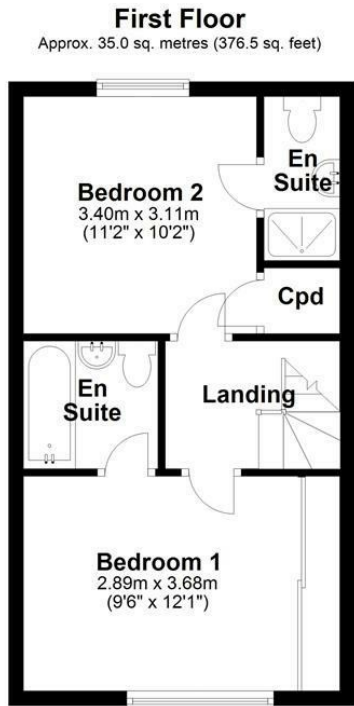
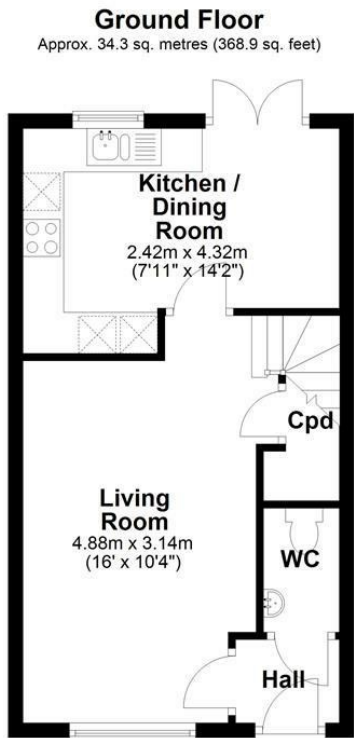
The property benefits from gas central heating, Amtico flooring to the ground floor and the remaining 8 years of an NHBC warranty.

There is a service charge of approximately £256.56 per annum payable for the upkeep of communal green spaces.

SatNav: CB24 8BA

What3Words:///commended.snippet.choppy



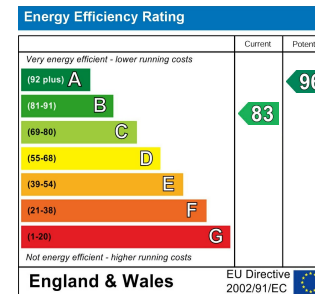


Total area: approx. 69.3 sq. metres (745.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## 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.