



Stevens Close, Cottenham  
CB24 8TT

Pocock + Shaw

32 Stevens Close  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TT

A very well presented two bedroom semi detached home, ideally located at the end of this residential cul de sac, close to the village centre. Well appointed sitting room with wood burning stove, first floor bathroom and driveway to the side.

- No upward chain
- Entrance lobby
- Sitting room with wood burning stove
- Kitchen dining room
- Landing
- Two bedrooms
- First floor white bathroom suite
- Gas radiator heating system
- Double-glazing
- Driveway to the side
- Enclosed rear garden

Offers in region of £275,000



Stevens Close is a residential cul de sac just off Lambs Lane, being a short walk from the High Street which hosts a number of amenities (Co-Op store, cafes, doctors surgery etc.) and regular public transport to Cambridge (bus) from Lambs Lane.

Being offered in excellent order and having been much improved by the present seller in recent years, featuring a wood burning stove in the sitting room and well fitted kitchen.

**New double-glazed entrance door to:**

**Entrance lobby** Radiator, window with blind to the front, opening to:

**Sitting room** 13'10" x 13'0" (4.22 m x 3.96 m) Window to the front, radiator, stairs rising to the first floor. Feature wood burning stove, real wood veneer floor, doorway to:

**Fitted Kitchen Dining Room** 13'0" x 9'5" (3.96 m x 2.87 m) Well fitted range of units with wood-look work surface, inset one and quarter bowl single drainer sink unit and mixer tap, range of base units, and wall mounted cupboard. Gas slot in cooker. Stainless steel canopy extractor. Full height larder cupboard, wall mounted gas fired Combi boiler. Fitted water filter. Washing machine and fridge freezer, window to the rear. Double-glazed door to the rear garden.

**First floor landing** Access to insulated loft space with electric light via extending ladder.

**Bedroom one** 11'6" x 9'8" (3.51 m x 2.95 m) Double bedroom. Window with blind to the front and radiator. Full height storage cupboard, spacious wardrobe built in above stair.

**Bedroom two** 11'3" x 6'7" (3.43 m x 2.01 m) Single bedroom. Window with blind to the rear, radiator, oak effect laminate flooring.

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

rail/radiator. Window with blind to the rear. Full height storage cupboard.

**Outside** To the front there is a small gravelled garden area with flower beds and private driveway to the side with large metal shed/ workshop. Pedestrian access to the rear garden with wooden shed, lawn, patio area, box beds, waterbutts and paved pathway to back door. Flower and shrub borders.

Further shared parking opposite the houses.

**Services** All mains services are connected

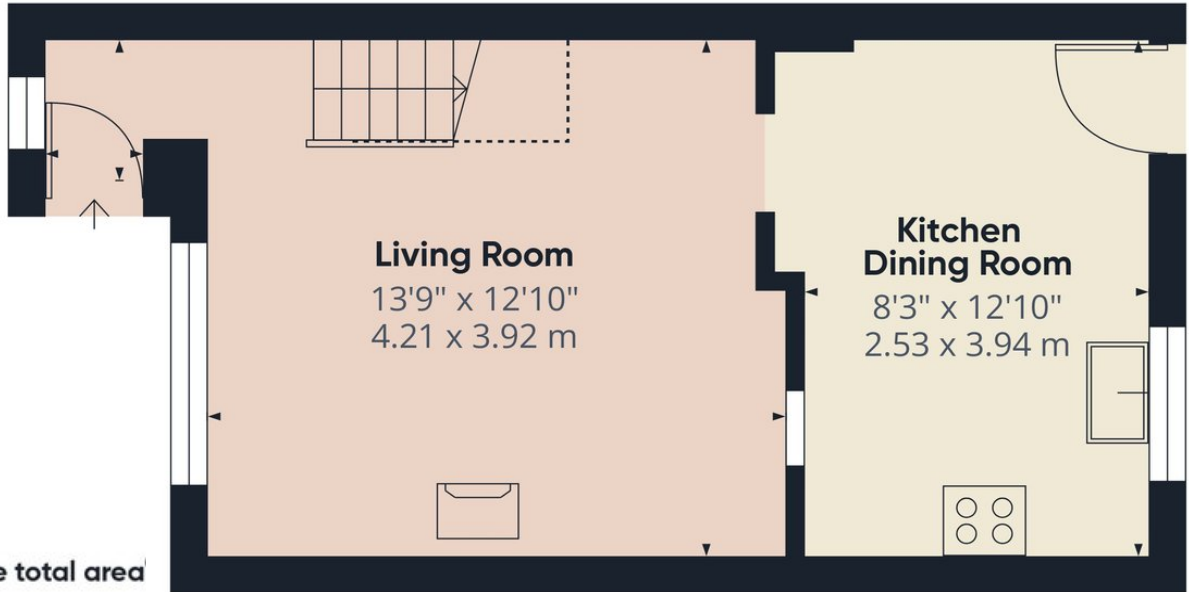
**Tenure** The property is Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



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



Approximate total area

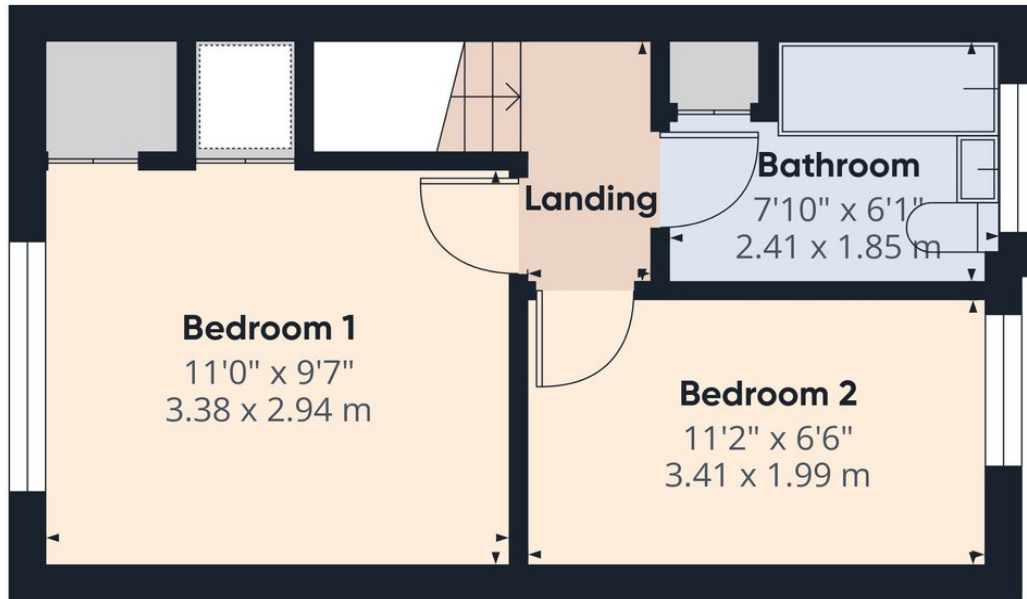
560 ft<sup>2</sup>

52 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 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