



Church Close, Cottenham  
CB24 8SL

Pocock + Shaw

11 Church Close  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8SL

A characterful Victorian home enjoying a lovely position overlooking Cottenham's historic parish church. With two large reception rooms, fitted kitchen and three bedrooms, one with en-suite, and first floor family bathroom.

- Traditional cottage feel
- Sitting room with wood burning stove
- Original proportions
- Dining room with picture window
- Kitchen breakfast room
- Character features
- Three bedrooms one with en-suite
- Family bathroom
- Courtyard rear garden
- Established village setting
- Chain free

Offers in region of £365,000



A Victorian semi detached home in this lovely village location set back from the road overlooking the historic Cottenham Church. With well presented and spacious accommodation, two reception rooms with modern kitchen breakfast room, three first floor bedrooms, one with an en-suite shower room and main family bathroom. There is a small private enclosed courtyard style rear garden.

The village offers a wide range of shops and amenities, including a doctors surgery, Post Office and highly regarded primary school.

#### Entrance door to:

**Reception hall** Radiator, multi pane door to:

**Dining room** 16'6" x 10'8" (5.03 m x 3.25 m) Picture window to the rear, stairs rising to the first floor, radiator. Original chimney breast,, opening to:

**Sitting room** 12'9" x 12'1" (3.89 m x 3.68 m) A lovely room, with sash window to the front over looking the village church. Feature fireplace with wood burning stove, radiator and picture rail.

**Kitchen breakfast room** 16'10" x 7'4" (5.13 m x 2.24 m) Well fitted range of units set under a work surface, inset one and a quarter bowl sink unit with mixer tap, continuation of work surface with inset five burner gas hob, Neff single oven. Space and plumbing for washing machine and dishwasher. Wall mounted gas fired heating boiler, window to the side and door to the rear garden. Recessed spotlights to the ceiling. Matching wall mounted cupboards, and ceramic tiled floor.

#### First floor landing

**Bedroom one** 12'1" x 11'1" (3.68 m x 3.38 m) Sash window to the front, radiator, picture rail, door to:

**En suite shower room** Fitted suite with wall mounted wash basin, close coupled WC and shower cubicle, part ceramic tiling to the walls.

**Bedroom two** 12'2" x 11'7" (3.71 m x 3.53 m) Sash window to the front, radiator, picture rail, two double fitted wardrobes.

**Bedroom three** 8'5" x 6'2" (2.57 m x 1.88 m) Window to the side radiator.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC, bath, fitted shower above, part ceramic tiling to the walls, tiled floor, window to the rear, single built in cupboard.

**Outside** To the rear there is an enclosed courtyard garden area, with raised flower and shrub borders, and integral seating. Shared pedestrian access.

**Tenure** The property is sold with a flying freehold, part of this property extends over the adjoining house.

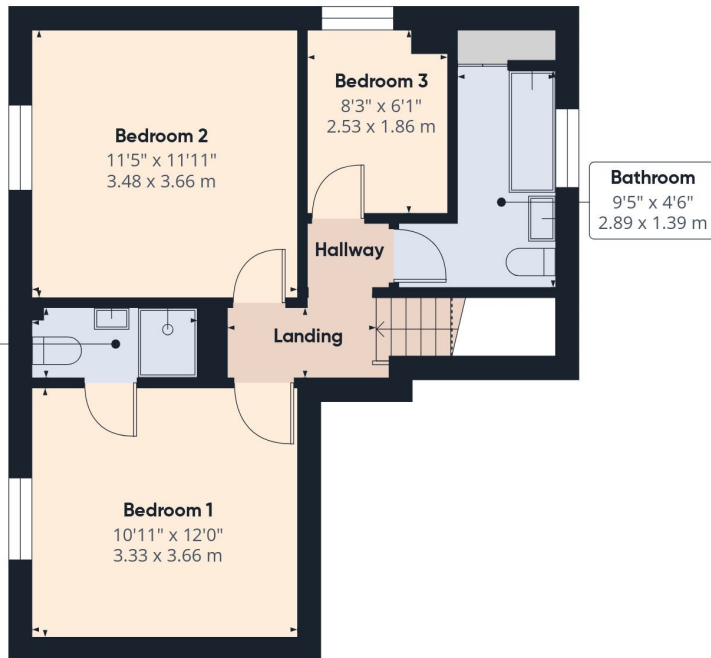
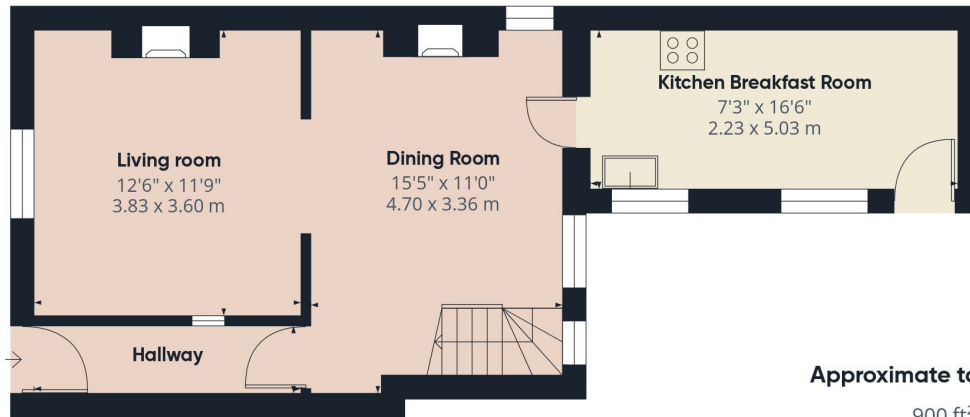
**Services** All mains services are connected.

**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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Approximate total area**

900 ft<sup>2</sup>

83.6 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 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