



Moore's Court, Cottenham  
CB24 8XH

Pocock + Shaw

19 Moores Court  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XH

A well proportioned two bedroom bungalow ideally located just off the High Street. Restricted to the over 55's, the bungalow features a small courtyard style rear garden and single garage.

- Porch and reception hall
- Sitting room
- Kitchen
- Two bedrooms
- Shower wet room
- Electric storage heating
- Courtyard style rear garden
- Single garage
- For the over 55's

Offers in region of £235,000



A well proportioned two bedroom bungalow for the over 55's, ideally located in a residential cul de sac just off the High Street, close to the village centre. With kitchen and shower wet room, enclosed courtyard rear garden and single garage.

**Recessed entrance porch** Part glazed entrance door to:

**Reception hall** Wall mounted electric storage heater. Door to sitting room and :

**Bedroom two** 10'4" x 7'2" (3.15 m x 2.18 m) Window to the front, wall mounted electric storage heater. Coved cornice.

**Sitting room** 15'8" x 11'11" (4.78 m x 3.63 m) Double patio doors to the rear garden, coved cornice, wall mounted flame effect fire, and wall mounted electric storage heater. Door to inner lobby and door to:

**Kitchen** 9'0" x 7'4" (2.74 m x 2.24 m) Well fitted range of units with worksurface, inset single drainer stainless steel sink unit and mixer tap, drawer line base units, space and plumbing for washing machine, space for slot in cooker. Range of wall mounted cupboards. Window to the rear, coved cornice.

**Inner hall** Coved cornice, single airing cupboard with hot water cylinder. Door to bathroom and:

**Bedroom one** 11'6" x 10'1" (3.51 m x 3.07 m) Window to the front, wall mounted electric storage heater. Access to loft space, double fitted wardrobe and matching eye level cupboards.

**Shower wet room** Vanity wash basin, enclosed cistern WC and shower area. Fitted Mira shower.

**Outside** There is a paved open plan front area. To the rear there is a pleasant enclosed courtyard patio area, with gated pedestrian rear access

**Single garage** In a block to the rear with single up and over door.

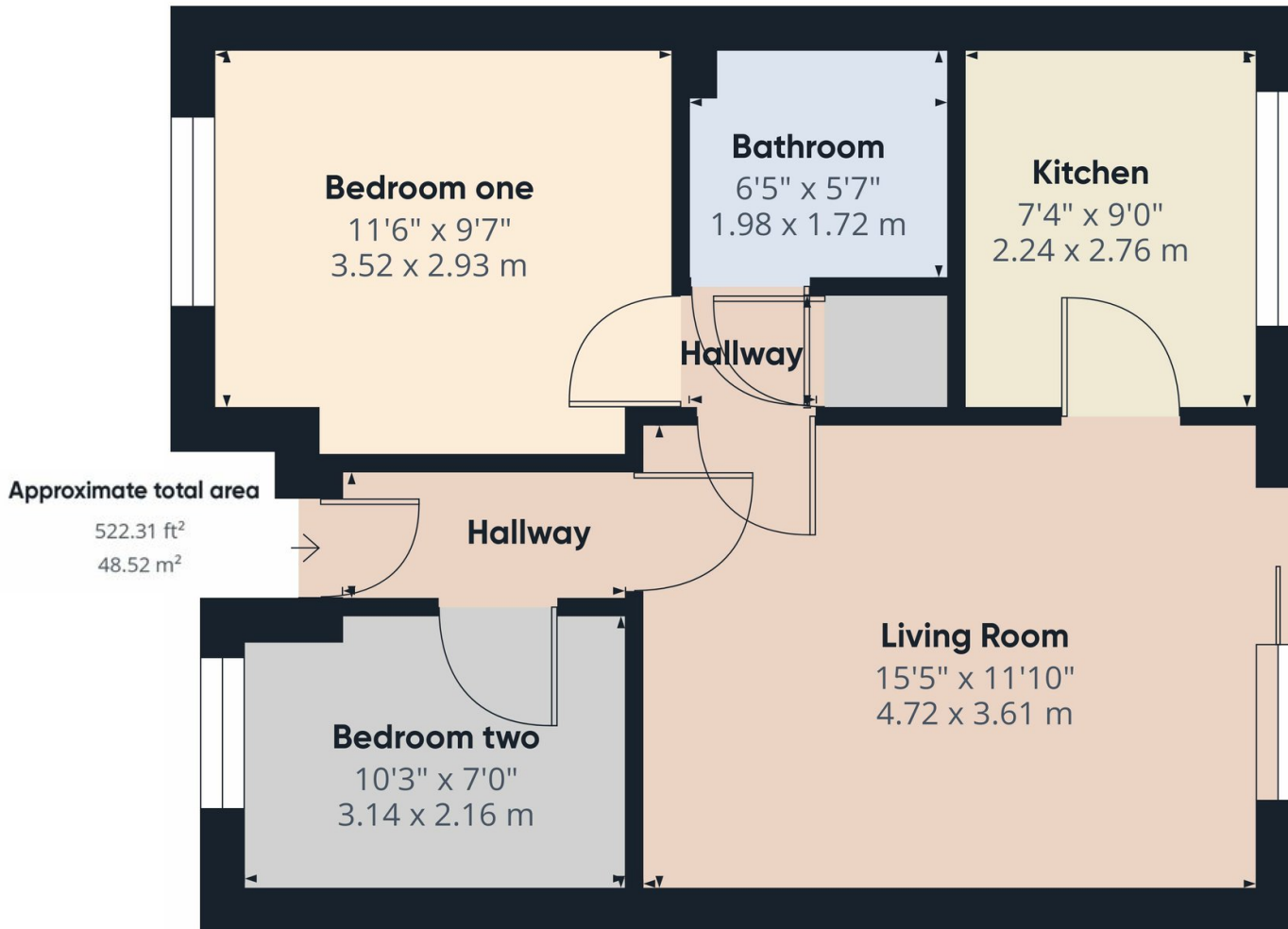
**Services** All mains services are connected with the exception of gas.

**Tenure** The property is Freehold - Maintenance charge £TBA

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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

# Pocock + Shaw