



High Street, Cottenham
CB24 8SD

Pocock + Shaw

84 High Street
Cottenham
Cambridge
CB24 8SD

An individual detached bungalow set on a large mature plot close to the village centre on the High Street. With a plot of approx 180', ample off road parking and approx 85' rear garden.

- Conservatory style porch
- Reception hall
- Large sitting room
- Conservatory
- Kitchen breakfast room
- Two double bedrooms
- Shower room
- Store room
- Large front garden
- Approx 85' rear garden

Offers in region of £425,000



An individual detached two bedroom bungalow set back from the High Street on a plot of 180', with ample parking to the front. Large sitting room with conservatory and kitchen breakfast room.

Sold with no upward chain, the bungalow is well placed just a short walk from the post office and other village amenities.

Conservatory style porch Windows to the front and rear, glazed door to the rear garden. Entrance door to:

Reception hall Door to:

Store room 11'0" x 3'11" (3.35 m x 1.19 m) Pendant light point and shelving.

Sitting room 21'11" x 14'0" (6.68 m x 4.27 m) Double patio doors to the rear garden, feature fireplace with gas fire, two radiators and coved cornice, wall light points. Doors to:

Conservatory Sealed unit double glazed windows to the side and rear, double French doors to the rear garden.

Kitchen Breakfast room 11'0" x 10'10" (3.35 m x 3.30 m) Well fitted range of units with work surface, inset single drainer stainless steel sink unit, range of matching base units. Inset four burner gas hob, and single oven. Canopy extractor fan. Window to the front, and radiator.

Bedroom one 12'0" x 10'10" (3.66 m x 3.30 m) Window to the front, radiator and coved cornice.

Bedroom two 12'11" x 10'11" (3.94 m x 3.33 m) Window to the rear, radiator and coved cornice.

Shower room Fitted suite with pedestal wash basin, close coupled WC, and walk in double shower/wet area. Window to the front, radiator. Part ceramic tiling to the walls.

Outside The bungalow is set back from the High Street on a mature plot of approx 180'. With double gates to the front opening to a large driveway providing ample off road parking for several vehicles. Centre raised flower and shrub border. Gated pedestrian side access to:

Rear garden A mature garden of approx 85', with lawned area, raised patio and flower and shrub borders. Ornamental pond. Paved pathway. Lower garden area, with timber sheds, formerly a pigeon loft.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ 01223 322552 cambridge@pocock.co.uk www.pocock.co.uk