



Victory Way, Cottenham  
CB24 8TG

**Pocock + Shaw**



53 Victory Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TG

A traditionally constructed two bedroom semi detached house, set on a larger than average plot and close to the village centre. With no upward chain.

- Large reception hall
- Sitting room
- Kitchen
- Lobby with wc and store room
- Landing
- Two double bedrooms
- First floor bathroom
- Front and rear gardens

Offers in region of £300,000



Built in 1957, this semi detached home has two double bedrooms and a first floor bathroom. With a good sized rear garden and no upward chain.

Cottenham village offers a wide range of shops and amenities, with the highly regarded primary school and village college both just a short walk.

### Glazed entrance door

**Reception hall** Stairs to the first floor, radiator. Door to:

**Sitting room** 19'1" x 10'5" (5.82 m x 3.17 m) Window to the front, double French doors to the rear garden, picture rail and radiator.

**Kitchen** 9'10" x 9'4" (3.00 m x 2.84 m) Range of units with work surface, Single drainer stainless steel sink unit with double drawer line base unit. Space for cooker, single built in pantry, radiator and window to the rear. Wall mounted gas fired heating boiler. Door to:

**Rear lobby** Door to side garden area. Door to Store room and utility cloaks with high level wc.

**Landing** Single built in airing cupboard with hot water cylinder and immersion heater.

**Bedroom one** 14'5" x 9'8" (4.39 m x 2.95 m) Two windows to the front, radiator and large single over stairs cupboard.

**Bedroom two** 12'6" x 8'10" (3.81 m x 2.69 m) Window to the rear, radiator.

**Bathroom** White suite, wall mounted wash basin, close coupled WC and bath, fitted Mira shower above. Window to the rear. Radiator.

### Outside

**Front garden** Picket fence to the front boundary with gate, lawn area, gated pedestrian access to:

**Rear garden** A good sized garden area with main lawn, flower and shrub borders. South westerly facing.

**Services** All mains services are connected

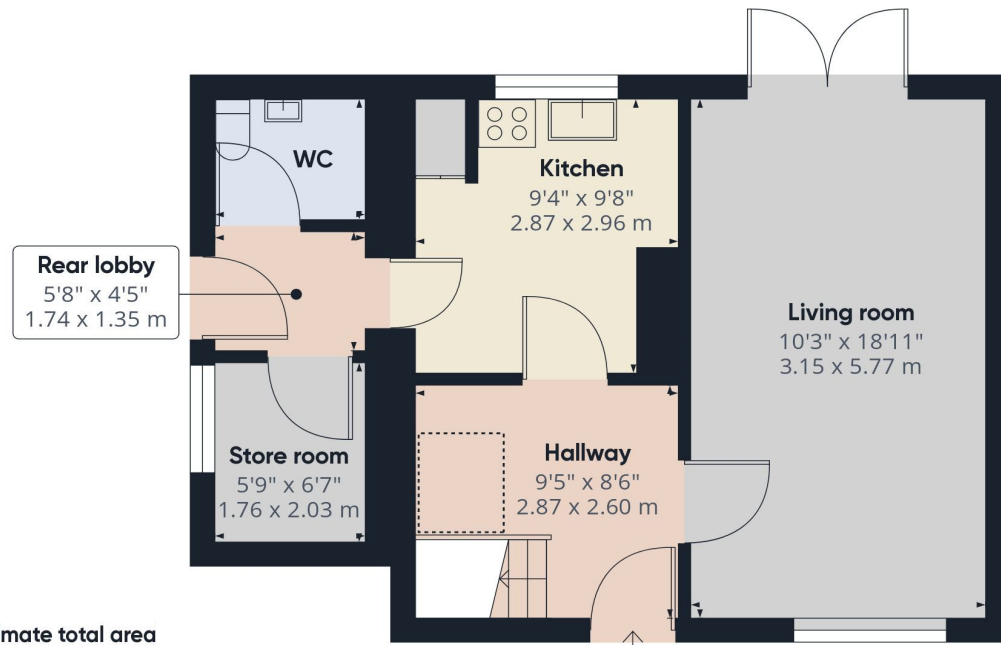
**Tenure** The property is Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock & Shaw







**Approximate total area**

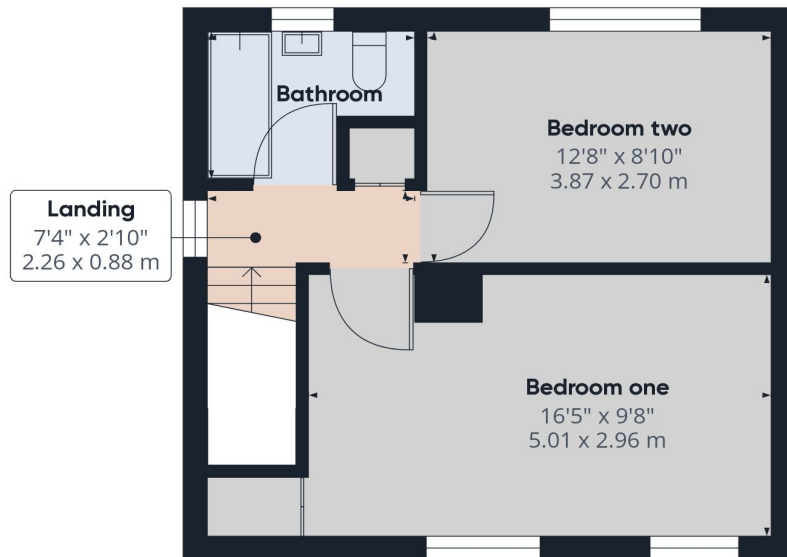
806.95 ft<sup>2</sup>

74.97 m<sup>2</sup>

**Reduced headroom**

11.07 ft<sup>2</sup>

1.03 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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