



Wilkin Walk, Cottenham
CB24 8TS



pocock & shaw

Residential sales, lettings & management

38 Wilkin Walk
Cottenham
Cambridge
CB24 8TS

A spacious two bedroom home, set in a traffic free position, just a short walk from the village centre, which offers a wide range of shops and amenities.

- Entrance hall
- Sitting room and dining area
- Fitted kitchen with oak work tops
- Landing
- Two bedrooms
- Refitted white bathroom
- Gas radiator heating
- Enclosed rear garden
- No upward chain

Offers in region of £285,000



A freshly redecorated two bedroom home, set in a traffic free position close to the heart of the village. With an open plan lounge dining room, fitted kitchen and first floor bathroom.

The village High Street is just a short walk, and offers a range of shops and amenities, to include a post office and Co-op.

Glazed entrance door to:

Reception hall Radiator, stairs rising to the first floor, door to:

Sitting room 12'9" x 11'8" (3.89 m x 3.56 m) Window to the front radiator, oak effect flooring, feature ornamental fire place with flame effect fire, stone hearth. Built in under stairs storage cupboard. Recessed spotlights to the ceiling, opening to

Dining area 8'11" x 7'10" (2.72 m x 2.39 m) Glazed doors to the rear garden, continuation of oak effect flooring, double radiator.

Kitchen 8'5" x 6'9" (2.57 m x 2.06 m) Well fitted range of wood fronted units set under oak work surface, inset single drainer stainless steel sink unit, single base unit, space and plumbing for washing machine. Inset four burner ceramic hob, with matching single oven. Range of wall mounted cupboards with plate rack. Window to the rear.

Landing Access to loft space

Bedroom one 12'2" x 11'9" (3.71 m x 3.58 m) Window to the front, double fitted wardrobe and single over stairs cupboard. Radiator.

Bedroom two 9'7" x 7'10" (2.92 m x 2.39 m) Window to the rear radiator.

Bathroom White suite with pedestal wash basin, close coupled WC and bath with spa jets, fitted shower above. Ceramic tiling to the walls, heated towel rail/radiator. Window to the rear.

Outside To the front there is a large open plan lawn area, with paved pathway. There is an enclosed rear garden, with lawn and paved path, gated pedestrian rear access.

Tenure Freehold. Council tax band B

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band B & EPC to follow

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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