



Victory Way, Cottenham  
CB24 8TG

Pocock+Shaw

29 Victory Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TG

A very well proportioned three bedroom semi detached home in a small residential cul de sac just off Lambs Lane, close to the village centre. On a large plot, with a rear garden of approx 120'

- Sitting room
- Dining room
- Kitchen
- Rear lobby with cloaks WC
- Utility/store room
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Single garage and parking

Offers in region of £345,000



Just off Lambs Lane, a semi detached three bedroom home, in a small tucked away cul de sac. With two reception rooms and first floor bathroom. Off road parking and single garage.

The village centre, highly regarded primary school and Village College are a short walk away.

**Glazed entrance door to:**

**Entrance hall** Stairs rising to the first floor, radiator.

**Sitting room** 17'6" x 10'6" (5.33 m x 3.20 m) Window to the front, radiator, flame effect fire, door to:

**Dining room** 8'0" x 7'11" (2.44 m x 2.41 m) Glazed door and side panel to the rear. Radiator. Door to:

**Kitchen** 8'0" x 7'10" (2.44 m x 2.39 m) Fitted range of units with with single drainer stainless steel sink unit, double base unit, expanse of wood effect work top, range of base units, inset four burner electric hob and single oven beneath. Built in pantry cupboard, and matching wall mounted cupboards. Window to the rear, door to:

**Rear lobby** Door to rear garden.

**Cloaks WC** High level WC.

**Store/ Utility room** 8'6" x 5'9" (2.59 m x 1.75 m) Window to the side

**First floor landing** Window to the rear.

**Bedroom one** 14'1" x 9'1" (4.29 m x 2.77 m) Window to the front, radiator.

**Bedroom two** 14'1" x 9'1" (4.29 m x 2.77 m) Window to the front, radiator, over stairs storage cupboard.

**Bedroom three** 9'8" x 9'7" (2.95 m x 2.92 m) Window to the side, radiator.

**Outside** To the front, there is a lawned garden area with paved pathway and pedestrian side access. Driveway with single space leading to single garage. Single up and over door, courtesy door to the side. Rear garden, approx 120' in depth, with paved path way and lawn, several matures trees and shrubs.

**Services** All mains services are connected

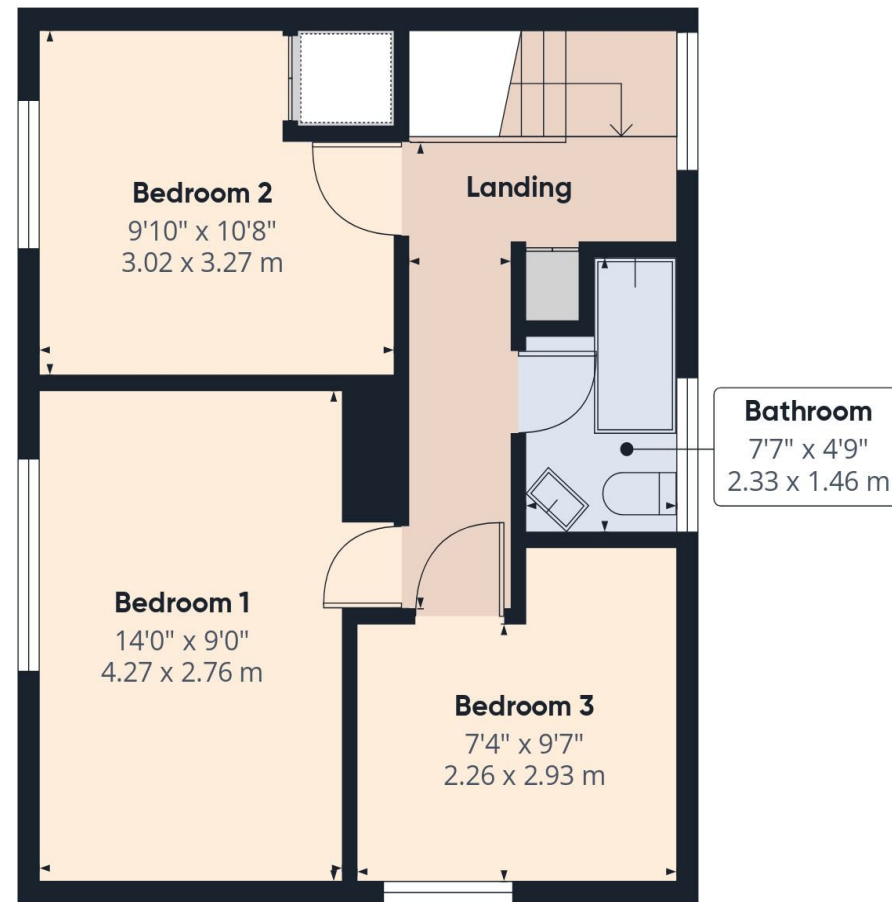
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw







Approximate total area

925 ft<sup>2</sup>

86.1 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

**Pocock + Shaw**

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