



High Street, Cottenham, Cambridge
CB24 8SD

Pocock+Shaw

123 High Street
Cottenham
Cambridge
CB24 8SD

A detached Victorian house of character with scope for updating and with a rear garden of over 100 metres deep.

- Hall
- 2 Reception rooms
- Kitchen
- Utility/Conservatory
- 3 Bedrooms (two are communicating)
- First floor bathroom
- Period features including cast iron fireplaces
- Approx 350 ft rear garden with side access
- Open carport

Offers Over £350,000



Cottenham is a relatively large and thriving village situated about 6 miles north of Cambridge. Facilities in the village include a primary school and village college, library, an impressive parish church dating from 13th century and a range of shops and pubs. The village is well placed for access to major road routes and is within reach of the main line stations at Cambridge North and Waterbeach which provide direct links into Cambridge and London Kings Cross.

Number 123 is a detached Victorian house of character situated on the High Street between Broad Lane and Rook Street. The house which was modernised in around the 1970s retaining many period features including cast iron fireplaces and panelled doors would now benefit from some further updating and improvement.

Hallway with panelled entrance door with stained glass, radiator, archway and staircase.

Front sitting room 13'1" x 12'3" (4.00 m x 3.74 m) with attractive cast iron fireplace, radiator and alcove shelving.

Dining Room 13'0" x 11'5" (3.96 m x 3.48 m) with cast iron fireplace with gas 'coal' grate, alcove cupboard, radiator and cupboard under the stairs with wall mounted gas boiler providing central heating and hot water.

Kitchen 13'8" x 8'2" (4.17 m x 2.49 m) with work surfaces with range of cupboards and drawers under, inset stainless steel unit, further sink, range of wall cupboards, plumbing for dishwasher, gas cooker point, half tiled walls, ceramic tiled floors, side entrance door and doorway to

Utility/Conservatory 10'8" x 8'2" (3.24 m x 2.48 m) with plumbing for washing machine, vent for dryer, radiator and uPVC double doors to rear garden.

FIRST FLOOR

Landing with airing cupboard with insulated hot water cylinder and shelving, access to roof space.

Front bedroom 1 13'1" x 10'4" (4.00 m x 3.14 m) with cast iron fireplace and radiator.

Middle bedroom 2 12'0" x 10'5" (3.67 m x 3.17 m) with cast iron fireplace, radiator, built-in cupboard, window to side and door to:

Rear bedroom 3 13'5" x 8'2" (4.10 m x 2.48 m) with radiator and windows to side and rear

OUTSIDE

Very long rear garden about 350 ft (106m) deep, with right of access via the driveway between 123 and 125. The garden is divided into several areas of lawn with trees including fruit trees, shrubs and flowers and a number of timber outbuildings including potting shed, store sheds and an open carport.

Services All main services.

Tenure Freehold

Tenure The property is Freehold

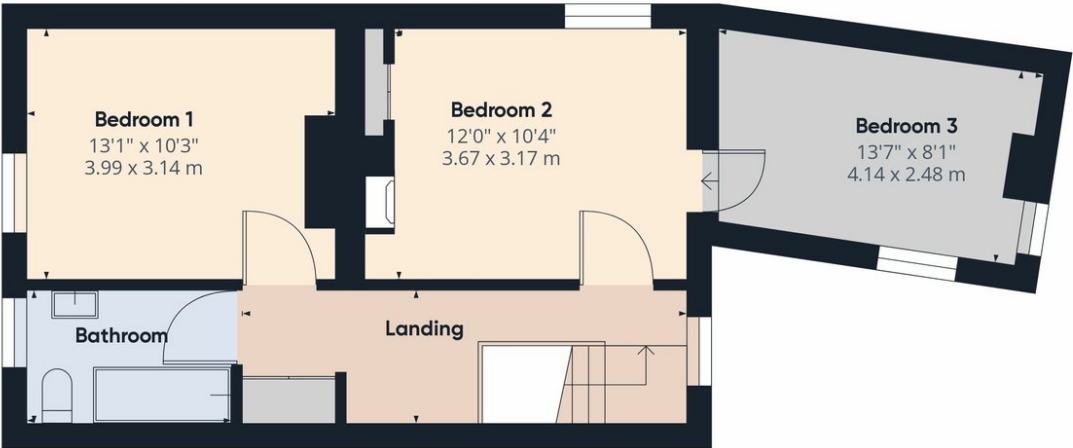
Council Tax Band E

Viewing By Arrangement with Pocock + Shaw
01223 322552

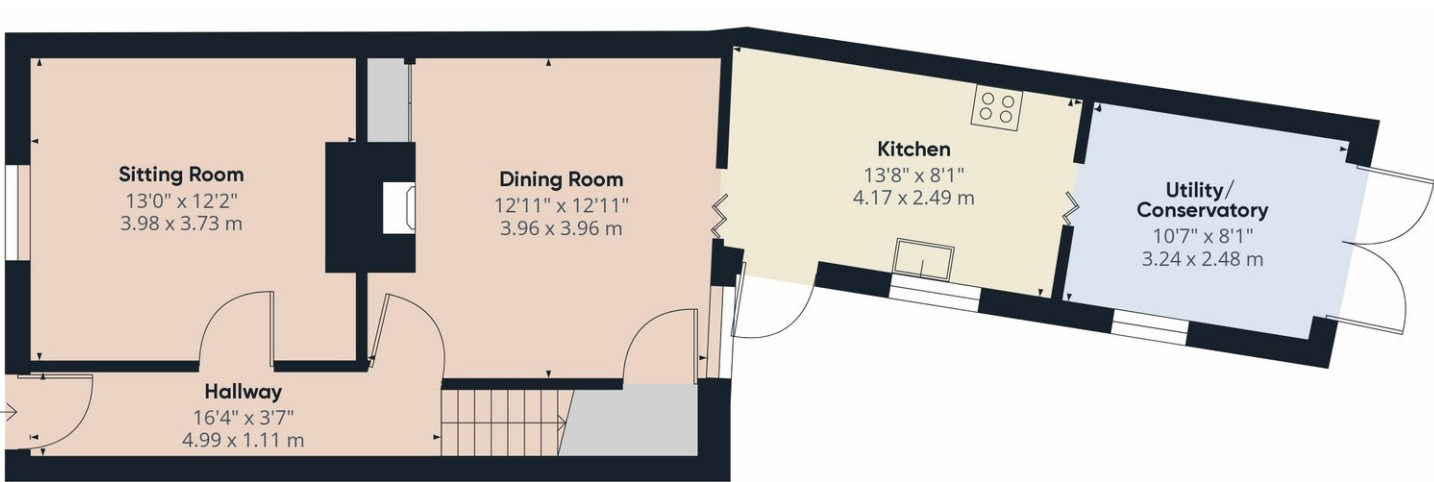




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First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		

Approximate total area⁽¹⁾

1101.48 ft²

102.33 m²

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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