



Coolidge Gardens, Cottenham
CB24 8RH

Pocock + Shaw

163 Coolidge Gardens
Cottenham
Cambridge
Cambridgeshire
CB24 8RH

An established two bedroom semi detached house set on a corner plot in a residential road, close to the village centre. With two reception rooms and two double bedrooms.

- Porch and entrance hall
- Lounge/dining
- Breakfast room
- Kitchen
- Two bedrooms
- First floor bathroom
- Enclosed rear garden
- Off road parking and car port

Offers in region of £285,000



A good sized two bedroom semi detached home of traditional brick construction. Set on a corner plot with off road parking and car port. There is a full gas fired heating system and double glazing.

The village offers a range of shops and amenities, all of which are a short walk away.

Canopy porch Glazed entrance door :

Entrance hall Stairs to the first floor, double radiator. Door to:

Lounge/dining room 18'10" x 10'5" (5.74 m x 3.17 m) Windows to the front and rear, two radiators, coved cornice.

Breakfast room 11'0" x 7'4" (3.35 m x 2.24 m) Window to the rear, radiator. Worksurface with double drawer line base unit, and matching wall mounted cupboards. Understairs storage cupboard. Door to:

Kitchen 9'8" x 6'1" (2.95 m x 1.85 m) Single drainer stainless steel sink unit with double cupboard beneath, space and plumbing for washing machine. Wall mounted cupboards. Wall mounted Baxi gas fired heating boiler. Windows to the front and side aspect, and door to the rear garden.

Landing Window to the side and access to loft space,

Bedroom one 15'3" x 9'2" (4.65 m x 2.79 m) Two windows to the front and, radiator. Single cupboard, and wall mounted cupboards.

Bedroom two 11'7" x 9'7" (3.53 m x 2.92 m) Windows to the rear, radiator. Coved cornice. Airing cupboard housing hot water cylinder.

Shower room White suite with pedestal wash basin, close coupled WC and corner shower. Ceramic tiling to the walls, double radiator, window to the rear.

Outside Front garden area with hedge to the front boundary, driveway providing off road parking with single car port. Gated access to :

Rear garden, paved pathway, gravelled area, Flower and shrub borders.

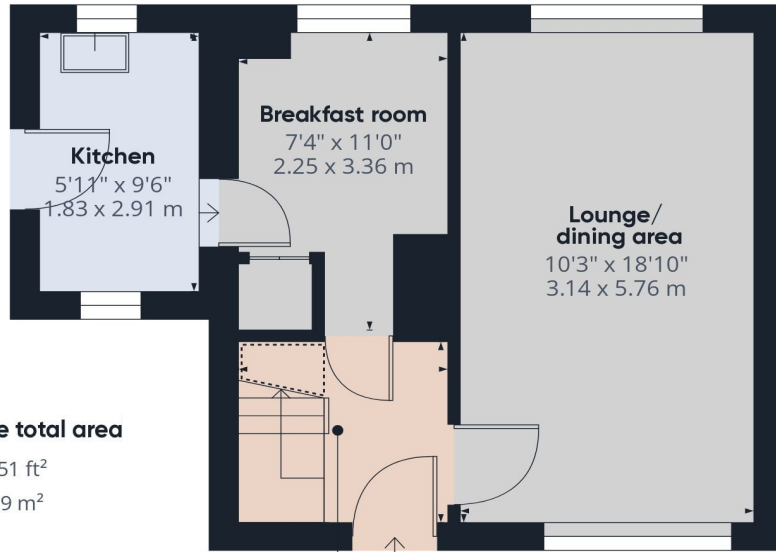
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock & Shaw





Approximate total area

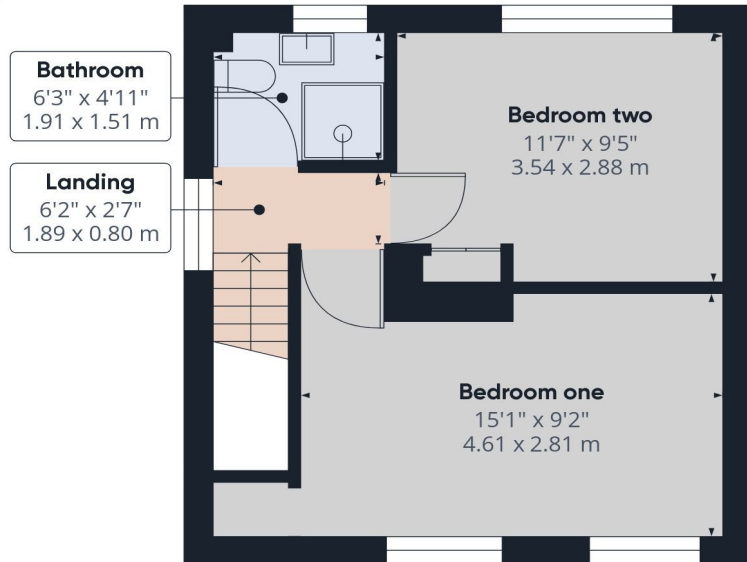
698.51 ft²

64.89 m²

Reduced headroom

13.41 ft²

1.25 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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

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