



The Stables, Cottenham
CB24 8QT

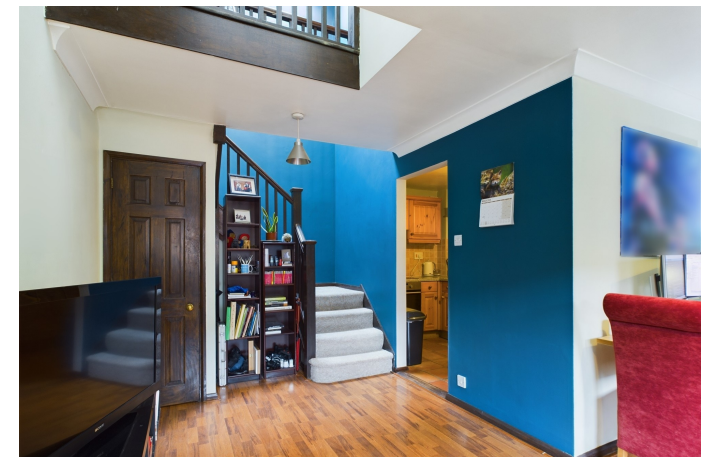
Pocock + Shaw

5 The Stables
Cottenham
Cambridge
Cambridgeshire
CB24 8QT

A charming barn style one bedroom semi detached home, in a lovely tucked away cul de sac just off the High Street. With a good sized L shaped lounge/ diner, fitted kitchen and double bedroom with galleried landing.

- L shaped lounge/diner
- Fitted farmhouse style kitchen
- Galleried landing
- Double bedroom
- First floor bathroom
- Electric storage heaters
- Car port

Offers in region of £260,000



A good sized one bedroom barn style home, tucked away in a small private cul de sac, just off Rooks Street and in turn the High St. The village offers a wide range of shops and amenities all within walking distance, including a post office and Co-op store.

Built in the mid 1980's the property features a single car port to the front, and electric storage heating.

Stable door to:

L shaped lounge/diner 15'2" x 9'2" (4.62 m x 2.79 m) Double glazed window to the front, wall mounted electric storage heater and flame effect fire. Stairs rising to the first floor, with built in storage beneath, wood effect laminate flooring. Door to:

Kitchen 11'1" x 6'2" (3.38 m x 1.88 m) Farmhouse pine range of fitted units with worksurface, inset one and a quarter single drainer sink unit with range of drawer line base units. Matching wall cupboards with integrated extractor fan. Four burner ceramic hob and single oven. Space and plumbing for washing machine. Part ceramic tiled splash back and tiled floor.

Galleried landing Velux roof light to the rear. Door to:

Bedroom 12'2" x 8'9" (3.71 m x 2.67 m) Two windows to the front, double wardrobe and single airing cupboard housing hot water cylinder. Full volume ceiling with exposed timber beams.

Bathroom 11'2" x 6'5" (3.40 m x 1.96 m) Fitted white suite with counter set wash basin and double cupboard beneath. Close coupled wc and bath with Triton shower above, part ceramic tiled splashback, heated towel rail/radiator. Full volume ceiling with exposed timber beams.

Outside There is a shared driveway leading:

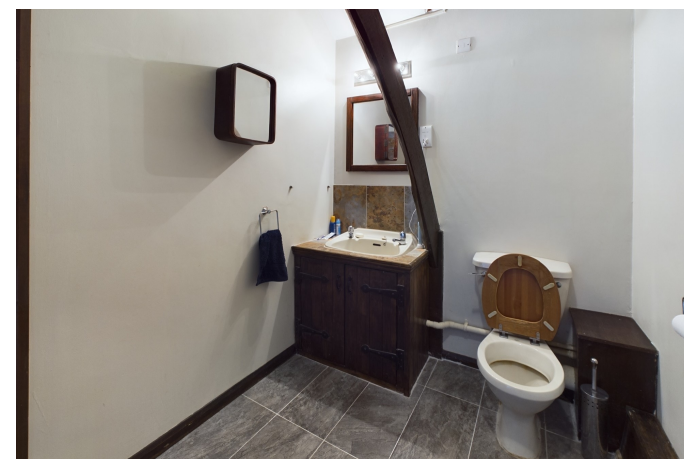
Car port 15'9" x 8'4" (4.80 m x 2.54 m) Single car port with eaves storage.

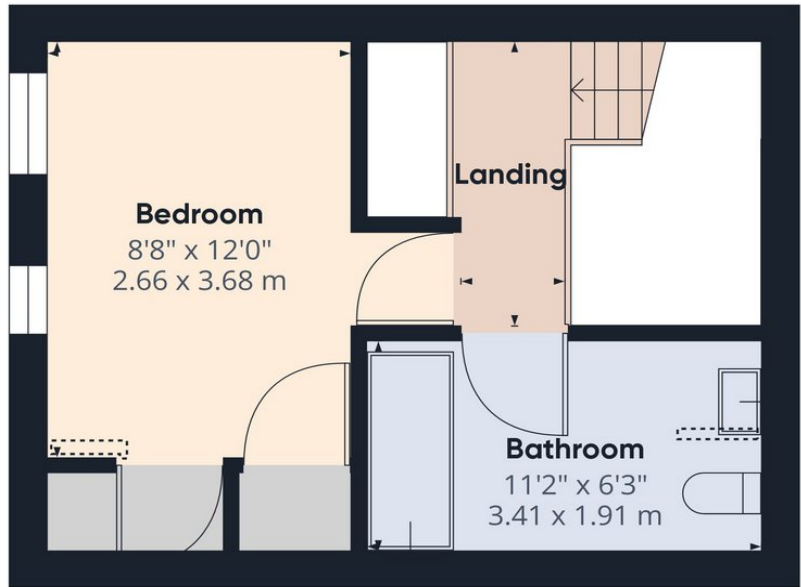
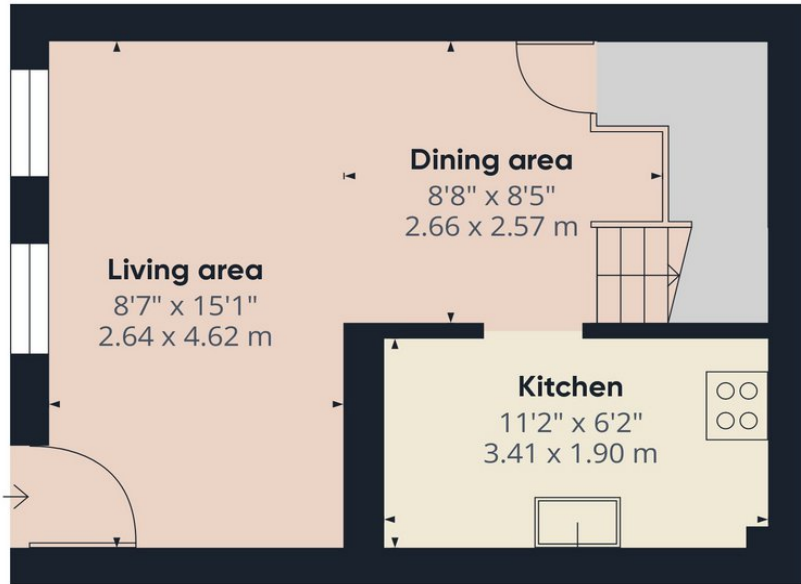
Tenure Freehold

Services All mains services are connected

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw





Approximate total area

539.9 ft²

50.16 m²

Reduced headroom

1.73 ft²

0.16 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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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