



Histon Road, Cottenham, Cambridge, Cambridgeshire  
CB24 8UG

**Pocock + Shaw**

122 Histon Road  
Cottenham  
Cambridge  
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A charming character three bedroom home, set on the edge of the popular village of Cottenham, just north of the historic City of Cambridge. With a large rear garden, large works shop and off road parking

- Entrance porch
- Large sitting room
- Kitchen dining room
- Three first floor bedrooms
- First floor period style bathroom
- Gas radiator heating system
- 100' rear garden
- Large workshop
- Off road parking

Offers in region of £385,000



A character three bedroom home, set on a large mature plot, on the edge of the popular village of Cambridge. The village offers a wide range of shops and amenities, with Co-op store, post office and schools. The property has been significantly extended in recent years to add an entrance porch and large kitchen dining room. Three good sized bedrooms and Victorian style bathroom suite.

#### **Glazed entrance door to**

**Porch** 6'6" x 4'2" (1.98 m x 1.27 m) Full height glazing to the front and side, radiator, internal door to :

**Sitting room** 20'4" x 11'10" (6.20 m x 3.61 m) An impressive and well appointed room with window to the front. Feature inglenook fire place with wood burning stove, stone hearth. Oak timber flooring, radiator . Stairs rising to the first floor, with open study area beneath. Door to :

**Kitchen dining room** 16'1" x 12'1" (4.90 m x 3.68 m) A very spacious room with a mix of shaker style and oak fronted units. Traditional Oak work surface with inset Belfast sink unit and mixer tap. Single base unit. Continuation of Oak fronted units and work surface. Inset five burner gas hob and stainless steel double oven. Matching range of wall mounted cupboards with wine rack, and glazed display cabinet. Window to the rear and glazed door to the rear garden.

**First floor landing** Double airing cupboard.

**Bedroom one** 12'0" x 10'4" (3.66 m x 3.15 m) Window to the front, double radiator.

**Bedroom two** 12'1" x 10'3" (3.68 m x 3.12 m) Window to the rear, double radiator.

**Bedroom three** 9'0" x 5'10" (2.74 m x 1.78 m) Window to the side, double radiator.

**Bathroom** ( ) A white period style suite with Hi level WC, pedestal wash basin and claw foot roll top bath, mixer tap with shower attachment. Radiator and window to the rear, part ceramic tiled splash-back.

#### **Outside**

**Front garden** There is a gravelled front forecourt providing off road parking for two cars. Gated pedestrian side access to:

**Rear garden** Approx 100' in depth, with a number of mature flower and shrub borders, lawn, and pathway. Small greenhouse.

**Timber workshop** 17'6" x 11'6" (5.33 m x 3.51 m) Double opening front doors, and courtesy door to the side. Power and light connected.

**Services** All mains services are connected. ( )

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw

EPC to follow





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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