



The Stables, Cottenham, CB24 8QT



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Residential sales, lettings & management

1 The Stables
Cottenham
Cambridge
CB24 8QT

A single storey semi detached residence with feature vaulted ceilings, situated within a quiet cul-de-sac in the heart of this popular village.

- Semi-detached dwelling
- Small cul-de-sac setting
- Central village location
- Double bedroom with fitted wardrobes
- Living room
- Shower room
- Fitted kitchen
- Feature vaulted ceilings
- Electric heating
- Courtyard garden and parking

Offers around £232,000

Draft Particulars

All information subject
to confirmation by the
vendor



A semi detached one bedroom barn style bungalow, set in a tucked away courtyard just off of the High St. With a sitting room and bedroom both featuring full volume ceilings, fitted kitchen and shower room.

The village offers a wide range of shops and amenities including a post office, Co-op store and doctors surgery, all of which are a short walk away.

GLAZED ENTRANCE DOOR With glazed side panel opening to:

ENTRANCE LOBBY AREA Full volume ceiling, wall mounted electric storage heater, access to loft (small storage area and water tank), airing cupboard with lagged hot water tank and slatted wood shelving, opening onto

SITTING/DINING ROOM 13' 2" x 13' 3" (4.01m x 4.04m) with vaulted ceiling with exposed timbers, window to side and window to front, wall mounted electric fire, electric storage heater, opening onto

FITTED KITCHEN 7' 10" x 5' 3" (2.39m x 1.6m) refitted in 2011 with good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, space for electric cooker with stainless steel chimney extractor hood over, circular stainless steel sink unit and drainer, under unit lighting, space for under counter fridge (scope to fit fridge/freezer as area of worktop can slide out).

BEDROOM 11' 6" max x 10' 11" to front of wardrobes (3.51m x 3.33m) with window to front, vaulted ceiling with exposed timbers, electric storage area, mirror fronted sliding door to fitted wardrobes extending the length of one wall.

SHOWER ROOM with good sized contemporary shower cubicle with Triton shower and glass screen, fully tiled surround, wc, chrome heated towel rail, wash handbasin, electric storage heater, shaver point, extractor fan, ceramic tiled floor.

OUTSIDE Attractive enclosed and mainly paved patio area (20ft x 9ft approx.) with two timber sheds. Well stocked flower and shrub borders, external power point, electric meter, water tap and lighting. Further well stocked flower and shrub borders to front and side of property.

SINGLE PARKING SPACE Allocated car parking space (opposite front gate to property).

SERVICES Mains water, electricity and drainage.

TENURE The property is Freehold.

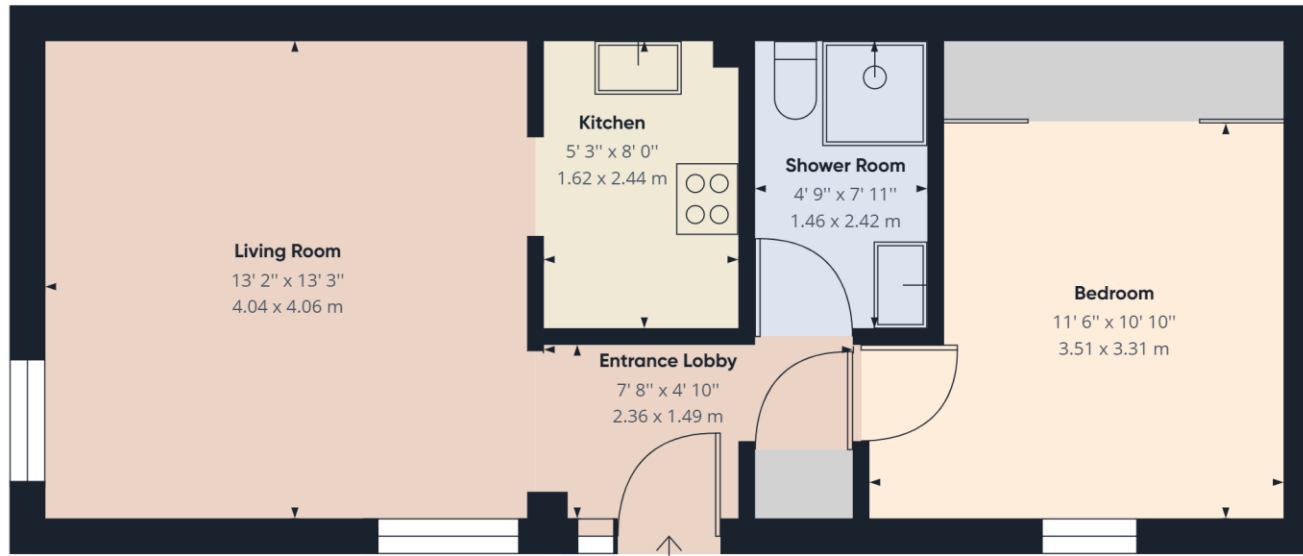
COUNCIL TAX Band B

VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approximate total area⁽¹⁾

437.24 ft²

40.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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