



Lyles Road, Cottenham, CB24 8QR



pocock & shaw

Residential sales, lettings & management

50 Lyles Road  
Cottenham  
Cambridge  
CB24 8QR

A well proportioned three bedroom detached home, conveniently located just off the High Street, allowing easy walking access to the village College and Primary school. There are a number of shops also close by including a Co-op and Post office.

The property has enclosed front and rear gardens, with off road parking and a single garage.

Entrance hall

- Cloakroom
- Well appointed sitting room
- Dining room
- Kitchen
- Landing
- Three bedrooms
- First floor bathroom
- Single garage and parking
- Enclosed rear garden

**Offers around £339,500**



A traditionally constructed three bedroom detached home, set on a mature plot, with off road parking, single garage and enclosed rear garden. Lyles Road is located just off the High Street, which hosts a wide range of shops, including a Co-op, and post office. The Village College and Primary school are both a short walk away. The property is in need of some updating.

#### REPLACEMENT DOUBLE GLAZED ENTRANCE DOOR

**ENTRANCE HALL** Open tread stairs rising to the first floor,

**CLOAKROOM** Close coupled WC

**SITTING ROOM** 17' 7" x 10' 11" (5.36m x 3.33m)  
Windows to side and rear overlooking the garden.  
Opening to:

**DINING ROOM** 16' 11" x 8' 6" (5.16m x 2.59m) Window to side, folding door to hall. Door to:

**KITCHEN** 10' 5" x 10' 3" (3.18m x 3.12m) Fitted worksurface with inset single drainer stainless steel sink unit, double pine base unit, space and plumbing for washing machine, built in single pantry cupboard, gas cooker point, part ceramic tiled splashback, window to front, door to side.

**FIRST FLOOR LANDING** Window to side, single store cupboard, single airing cupboard.

**BEDROOM ONE** 17' x 10' 11" (5.18m x 3.33m) Window to rear, access to loft space.

**BEDROOM TWO** 10' 3" x 9' 8" (3.12m x 2.95m) Window to front, single fitted cupboard.

**BEDROOM THREE** 9' 10" x 8' 8" (3m x 2.64m) Window to side.

**BATHROOM** White suite, with pedestal wash basin, close coupled WC and bath with shower over. Part ceramic tiling to walls, window to side.

#### OUTSIDE

**FRONT GARDEN** Enclosed garden area, lawn with flower and shrub borders, gated side pedestrian access, driveway leading to:

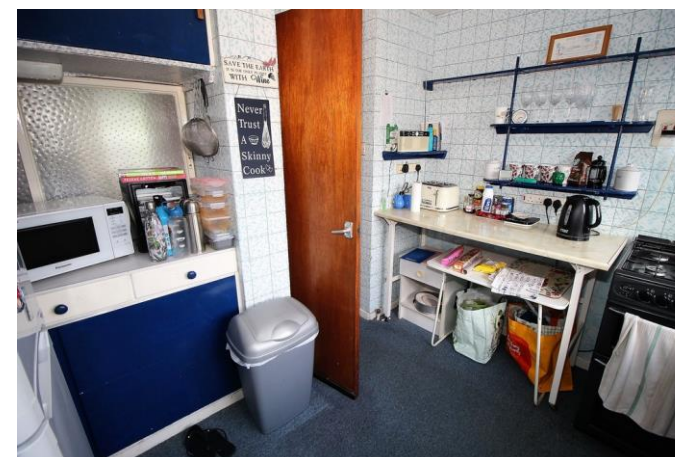
**SINGLE GARAGE** Single up and over door.

**REAR GARDEN** Of a good size, central lawn, flower and shrub side borders, timber fencing to side and rear boundaries.

**SERVICES** All mains connected

**TENURE** Freehold

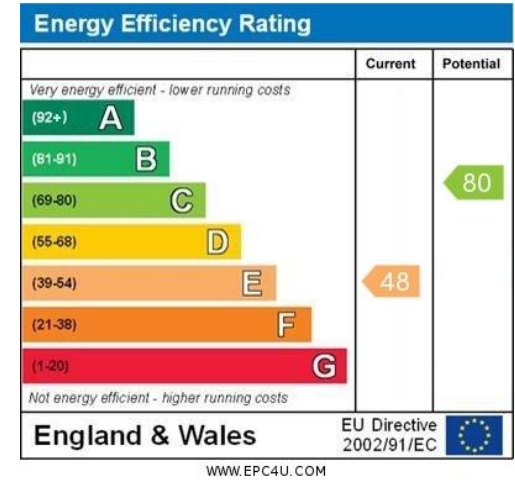
**VIEWING** By prior appointment with Pocock and Shaw



**Ground Floor**  
Approx. 65.5 sq. metres (704.9 sq. feet)



**First Floor**  
Approx. 48.0 sq. metres (516.6 sq. feet)



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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