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I have read your notice concerning
The Property Misdescriptions Act

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High Street, Cottenham, CB24 8RX



pocock & shaw

Residential sales, lettings & management

142 High Street
Cottenham
Cambridge
CB24 8RX

A superbly presented, and recently refurbished turn of the century semi detached home, ideally located in the heart of the village. With a lovely enclosed rear garden, ample off road parking and a double length garage/workshop. Viewing essential.

- Entrance hall with cloakroom
- Well appointed sitting room
- Impressive kitchen breakfast room
- Utility room
- Study
- Two large double bedrooms
- En-suite shower to master
- Family bathroom
- Large rear garden
- 23' garage / workshop

Offers around £325,000



This lovely two bedroom semi detached home has been extensively re furnished to an extremely high standard by the present owner. Ideally located in the heart of the sought after village of **Cottenham**, just a short walk from a number of shops, primary school and village college. The property is on a good sized plot with ample off road parking, and double length garage. The property features a fully refitted kitchen and utility room, and refitted bathroom and en-suite shower room.

ENTRANCE DOOR

RECEPTION HALL Attractive wood effect flooring, stairs rising to the first floor, radiator.

CLOAKROOM Wall mounted wash basin and enclosed cistern WC, feature ceramic tiled wall, and flooring, window to side, radiator.

SITTING ROOM 13' 8" x 13' 0" (4.17m x 3.96m) A well appointed room, with double glazed window to the front, feature fireplace with wood burning stove, radiator, stripped and sealed wooden floor.

KITCHEN BREAKFAST ROOM 12' 6" x 11' 4" (3.81m x 3.45m) Attractive range of fitted shaker style units set under a contrasting wood effect work surface, inset stainless steel four burner hob, and single oven beneath, ceramic single drainer sink unit with mixer tap. part ceramic tiled splash back, matching range of wall mounted units, with single glazed display cupboard, and stainless steel canopy extractor. window to side. Continuation of wood effect flooring, double French doors to rear garden.

UTILITY ROOM 8' 11" x 6' 4" (2.72m x 1.93m) Well fitted range of units with wood effect worksurface, inset single drainer stainless steel sink unit, matching wall mounted cupboards, space and plumbing for washing machine, door to rear garden, and window to rear.

STUDY 8' 11" x 4' 6" (2.72m x 1.37m) Wood effect flooring, and storage cupboard.

LANDING Window to side

BEDROOM ONE 12' 9" x 12' 9" (3.89m x 3.89m) Double glazed window to front, radiator.

EN-SUITE SHOWER ROOM Well fitted with vanity wash basin set over a double cupboard, enclosed cistern WC, and double shower cubicle with ceramic tiling to the walls, heated towel rail/radiator.

BEDROOM TWO 12' 1" x 11' 4" (3.68m x 3.45m) Windows to side and rear, two single fitted cupboards (one airing cupboard with radiator) radiator.

BATHROOM White suite with pedestal wash basin, enclosed cistern WC and bath with fitted shower over, part tiling to walls, radiator/heated towel rail, window to front.

OUTSIDE

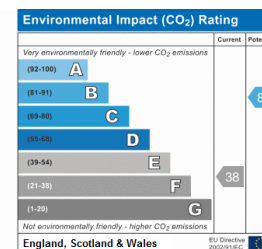
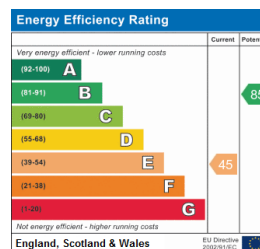
DRIVEWAY Providing ample off road parking leading to

GARAGE 23' 1" x 8' 4" (7.04m x 2.54m) With roller shutter door, and courtesy door to side, windows to side, power and light connected, insulation to walls.

REAR GARDEN Of a good size with large lawned area, flower and shrub borders, fencing to side and rear boundaries, patio area, and gated side access. outside security light.

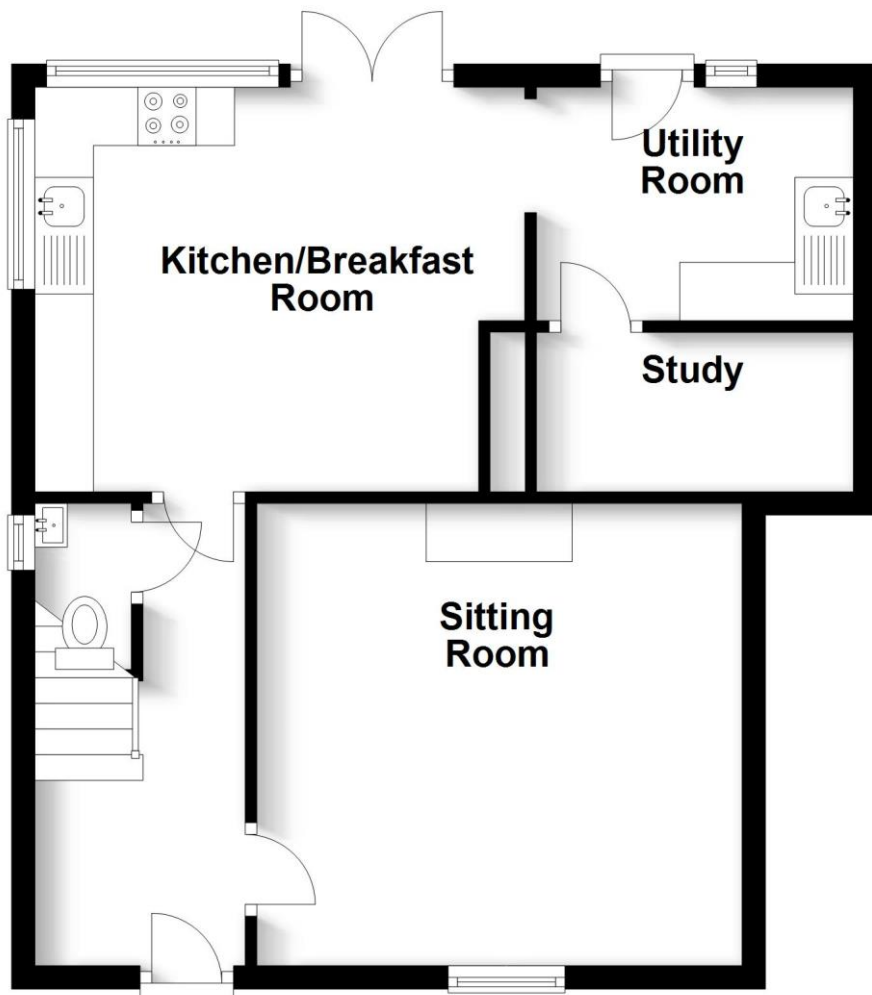
TENURE Freehold, with a flying freehold in part with the adjoining property.

VIEWING By prior appointment with Pocock and Shaw
SERVICES All mains services are connected.



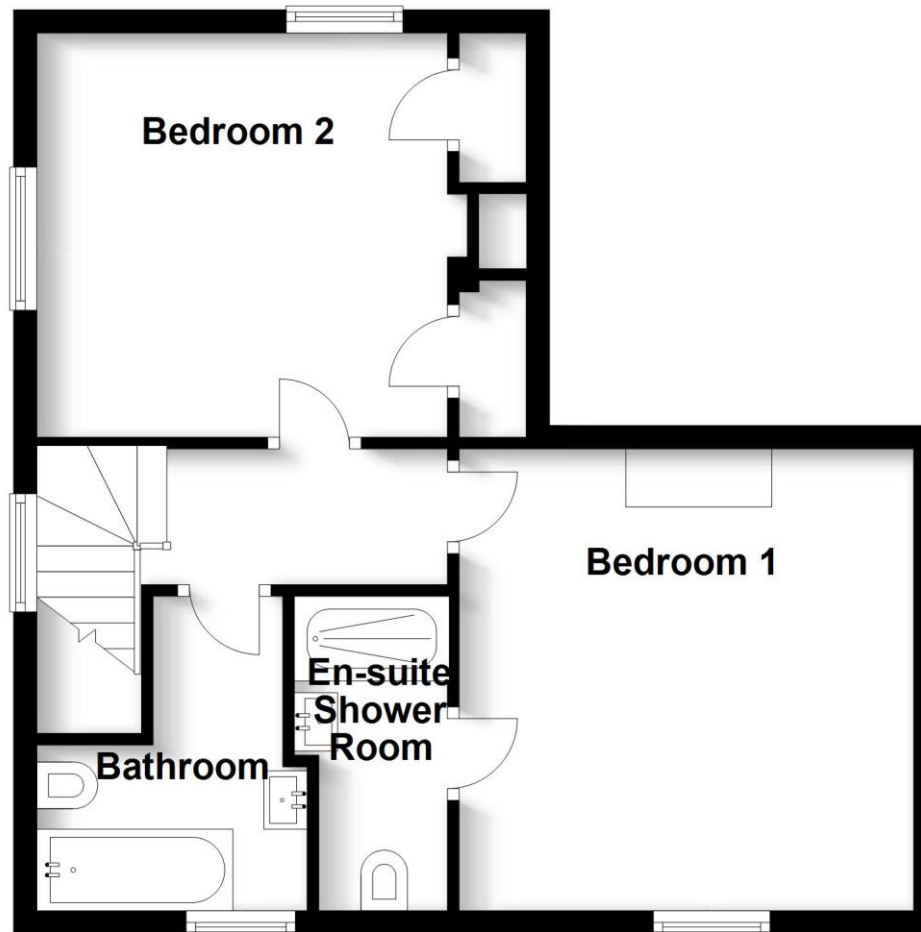
Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 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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