



Eastlands Close, Cottenham, Cambridge, CB24  
8YY



pocock & shaw

Residential sales, lettings & management

8 Eastlands Close  
Cottenham  
Cambridge  
CB24 8YY

A very spacious two bedroom home, ideally located in this lovely end of cul de sac position with a south westerly facing rear garden, and conservatory. Just off the High Street, the wide range of shops and amenities are just a short walk away, with off road parking and a single garage.

- Entrance hall
- Fitted kitchen/dining room
- Large sitting room
- Conservatory
- Two double bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed south westerly facing rear garden
- Single garage and parking
- No upward chain

Offers around £275,000



This two bedroom home offers extremely spacious accommodation, ideally set at the end of this small residential cul de sac right in the heart of the village. With a good sized south westerly facing rear garden, single garage and off road parking.

The High Street is a short walk away, and offers a wide range of shops and amenities, including a Co-op supermarket, post office, doctors surgery and highly regarded Village College and primary school.

#### TILED CANOPY PORCH

#### DOUBLE GLAZED ENTRANCE DOOR

**RECEPTION HALL** Stairs rising to the first floor, radiator and beech laminate effect flooring, multi pane door to:

**KITCHEN/BREAKFAST ROOM** 11' 2" x 8' 10" (3.4m x 2.69m) Well fitted range of units with rolled edge work surface, inset coloured one and a half bowl single drainer sink unit with mixer tap, drawer line base units, further expanse of work surface with inset 4 burner ceramic hob, double electric oven, matching range of wall mounted units, wall mounted gas fired heating boiler, window to front, door to:

**SITTING ROOM** 15' 0" x 11' 6" (4.57m x 3.51m) Window to rear, under stairs storage cupboard radiator, double sliding patio doors to:

**CONSERVATORY** 9' 6" x 9' 4" (2.9m x 2.84m) Sealed unit, PVC'u construction, with windows to side and rear, single glazed door opening to patio, Beech effect flooring.

**FIRST FLOOR LANDING** Window to side, single built in airing cupboard, with hot water cylinder and fitted immersion heater.

**BEDROOM ONE** 11' 9" x 11' 7" (3.58m x 3.53m) Window to front, radiator, large built in wardrobe.

**BEDROOM TWO** 9' 3" x 7' 11" (2.82m x 2.41m) Window to rear, radiator, single built in wardrobe.

**BATHROOM** Fitted white suite, with counter set wash basin, enclosed cistern WC, bath with fitted mixer tap and shower attachment, ceramic tiling to the walls and floor, heated towel rail/radiator, window to rear.

**OUTSIDE** To the front of the property there is a hard paved garden area, driveway providing off road parking for one vehicle leading to:

**SINGLE GARAGE** With up and over door, courtesy door to the side.

**REAR GARDEN** Of a good size, with large paved patio area, flower and shrub borders, mix of timber fencing and hedge to boundaries.

**SERVICES** All mains are connected.

**TENURE** Freehold

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



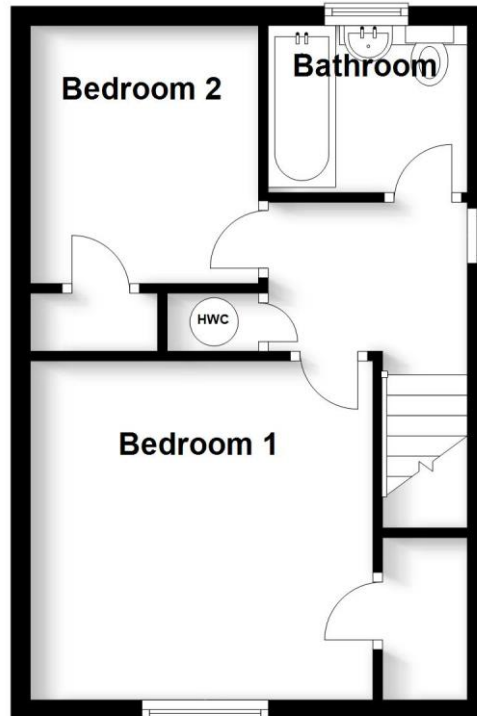
## Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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