



Kestrel Close, Cottenham  
CB24 8AN

Pocock + Shaw



13 Kestrel Close  
Cottenham  
Cambridge  
CB24 8AN

An immaculately presented two bedroom end of terraced home, situated at the end of this residential cul de sac, close to the village centre. With off road parking and enclosed rear garden

- Entrance hall
- Sitting room
- Kitchen dining room
- Landing
- Two bedrooms
- Refitted shower room
- Enclosed rear garden
- Off road parking

Offers in excess of £290,000





An extremely well presented two bedroom home close to the village centre at the end of a small tucked away residential cul de sac. With a well appointed sitting room, fitted kitchen/dining room and refitted first floor shower room.

The village of Cottenham is just north of Cambridge and offers a wide range of shops and amenities, with Co-op, doctors surgery, dentist and highly regarded schools.

**Glazed entrance door to:**

**Entrance hall** Radiator, stairs rising to the first floor, oak effect flooring, door to

**Sitting room** 15'11" x 10'0" (4.85 m x 3.05 m) Two radiators, bay window to the front, recessed spotlights to the ceiling. Door to:

**Kitchen/dining room** 13'3" x 9'11" (4.04 m x 3.02 m) Well fitted range of units set under a wood block style work surface, with inset single drainer stainless steel sink unit with double cupboard beneath. Continuation of work surface with inset four burner ceramic hob, single oven and glass canopy extractor. Wall mounted Glow worm gas fired heating boiler. Windows to the side and rear, double radiator and glazed door to the rear garden. Built in understairs storage cupboard.

**First floor landing** Windows to the side, double radiator, access to loft space.

**Bedroom one** 13'3" x 9'10" (4.04 m x 3.00 m) Bay Window to the front, double radiator, two double mirror fronted wardrobes to one wall, further single storage cupboard.

**Bedroom two** 9'11" x 7'2" (3.02 m x 2.18 m) Windows to the rear, double radiator.

**Shower room** Refitted white suite with wall mounted wash basin, enclosed cistern WC and double walk in shower, part ceramic tiling to the walls, Windows to the rear, heated towel rail/radiator.

**Outside** To the front of the property, there is an enclosed small garden area, gated pedestrian side access to an enclosed rear garden, with lawn, flower and shrub borders, paved pathway. Two parking spaces to the side.

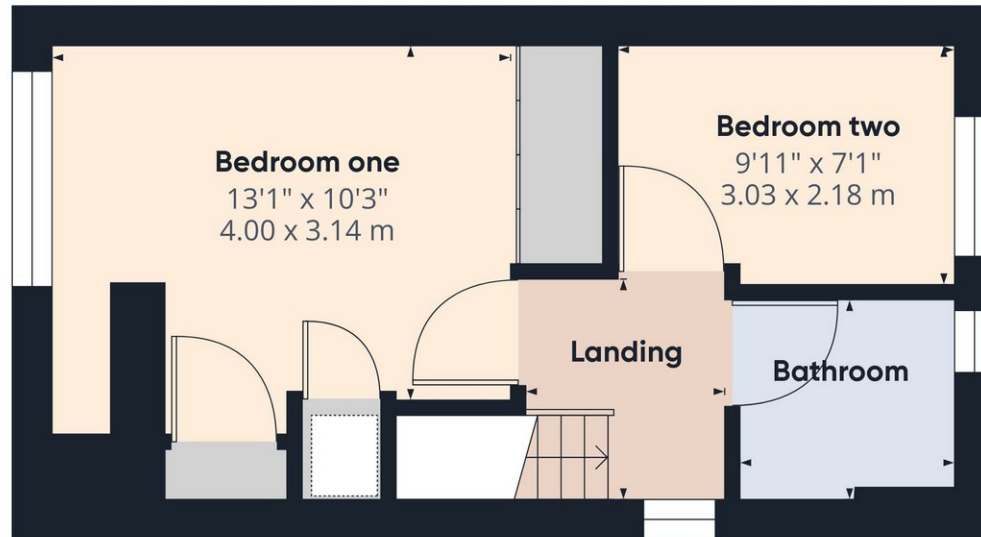
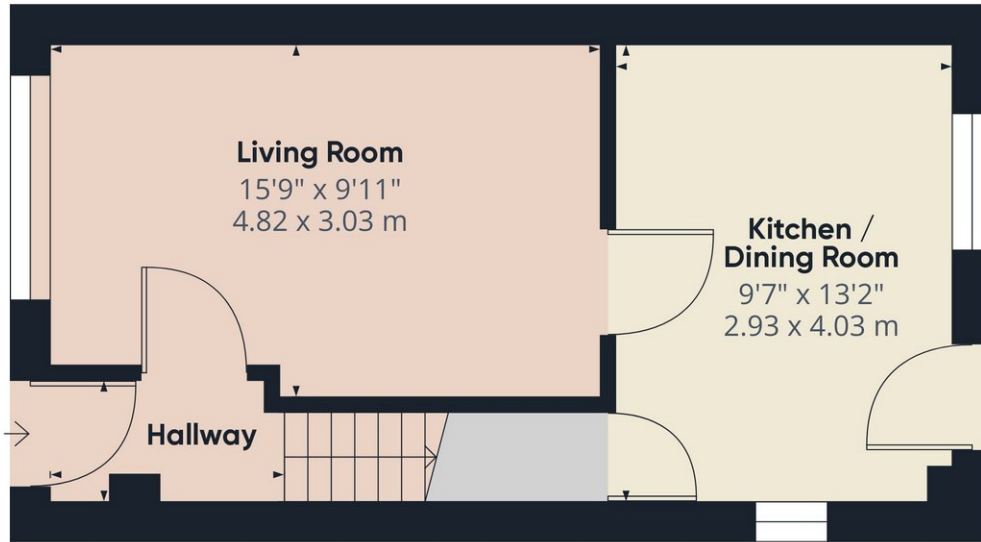
**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock & Shaw





**Approximate total area**

632 ft<sup>2</sup>  
58.71 m<sup>2</sup>



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

**Pocock + Shaw**