



Telegraph Street, Cottenham, Cambridge, CB24
8QU



pocock & shaw
Residential sales, lettings & management

15 Telegraph Street
Cottenham
Cambridge
CB24 8QU

A spacious five bedroom detached home, located in the heart of the village, close to the shops and highly regarded primary school and village college. With two large reception rooms, fitted kitchen, and first floor bathroom. An enclosed rear garden and off road parking.

- Reception hall
- Large sitting room
- Dining room
- Fitted kitchen
- Galleried landing
- Five bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed rear garden
- Off road parking

Offers around £550,000



A very spacious traditionally constructed detached house located in the heart of the sought after village of Cottenham. With two large reception rooms, fitted kitchen, five bedrooms and first floor bathroom. There is an enclosed rear garden and off road parking. The village offers a wide range of amenities, including a post office, Co-op store and doctors surgery.

ENTRANCE DOOR Parquet wood block flooring, stairs to the first floor, door to:

SITTING ROOM 22' 2" x 13' 2" (6.76m x 4.01m) Multi pane window to the front, double French doors to the rear garden, open fireplace with stone surround and hearth. Two double fitted pine cupboards, and two single pine cupboards. Understairs storage cupboard.

DINING ROOM 14' 2" x 12' 1" (4.32m x 3.68m) multi pane window to the front, radiator, open fireplace with wood surround and mantle. Coved cornice and wall light points.

KITCHEN/BREAKFAST ROOM 14' 9" x 10' 4" (4.5m x 3.15m) Shaker style range of units set under a wood block effect work surface. Circular single drainer coloured sink unit with mixer tap. Double oven and four burner ceramic hob, extractor fan. Window to the rear and door to the rear garden. Radiator.

GALLERIED LANDING Window to the rear door to:

BEDROOM ONE 12' 9" x 12' (3.89m x 3.66m) Multi pane window to the front, radiator, picture rail, feature cast iron Victorian fireplace.

BEDROOM TWO 11' 5" x 10' 4" (3.48m x 3.15m) Multi pane window to the rear, radiator, pedestal wash basin.

BEDROOM THREE 11' 9" x 10' 4" (3.58m x 3.15m) Multi pane window to the front, radiator, two double cupboards, pedestal wash basin.

BEDROOM FOUR 8' 8" x 8' 6" (2.64m x 2.59m) Multi pane window to the front, radiator.

BEDROOM FIVE 9' 10" x 6' 10" (3m x 2.08m) Window to the rear, radiator.

BATHROOM Fitted white suite with pedestal wash basin, close coupled WC and bath with shower above. Part ceramic tiling to the walls, radiator.

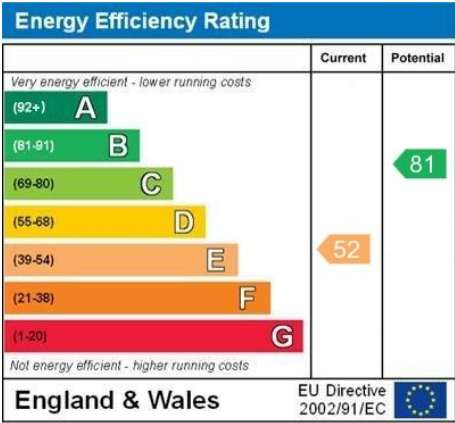
OUTSIDE

REAR GARDEN Fully enclosed lawn area with flower and shrub borders, gated pedestrian side access. Gravel shared driveway to the side and two off road parking spaces.

SERVICES All mains services are connected

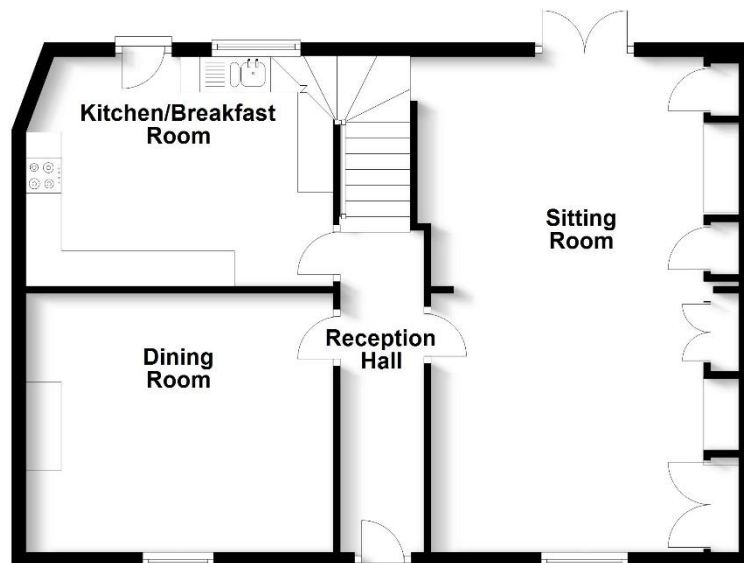
TENURE Freehold

VIEWING By prior appointment with Pocock and Shaw



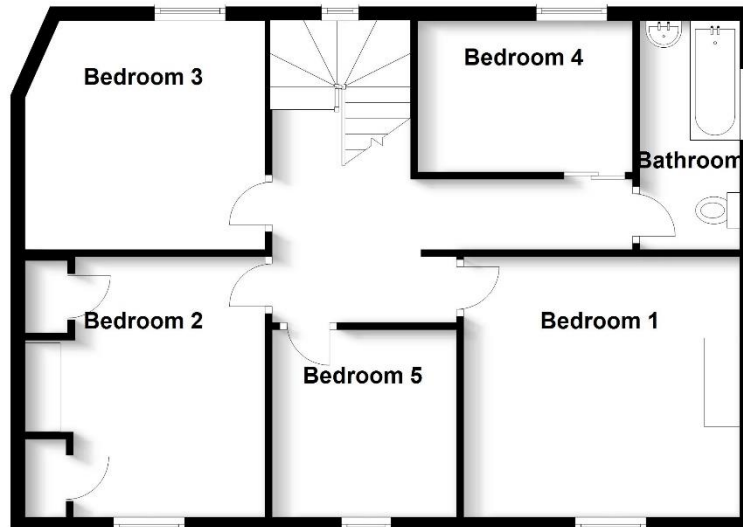
Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.4 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

