



Telegraph Street, Cottenham
CB24 8QU

Pocock + Shaw

14 Telegraph Street
Cottenham
Cambridge
CB24 8QU

A detached four bedroom home set on a large mature plot in the heart of the village. With three main reception rooms and kitchen breakfast room. A large rear south westerly facing and double garage.

- Reception hall with cloaks WC
- Study
- Sitting room
- Dining room
- Kitchen breakfast room with pantry
- Landing
- Four bedrooms
- First floor bathroom
- Large south westerly facing rear garden
- Ample off road parking and double garage

Guide Price £530,000



A traditionally constructed four bedroom detached home set on a large mature plot in the heart of the village. With ample off road parking and double garage. Being just a short walk from various shops and amenities including the highly regarded village college and primary school.

The property is offered with no onward chain, and is in need of general updating.

Canopy porch Glazed entrance door and glazed side panel to:

Reception hall Stairs rising to the first floor with built in cupboard beneath, radiator.

Cloaks WC Wall mounted wash basin and close coupled WC, window to the front.

Study 11'5" x 6'11" (3.48 m x 2.11 m) Windows to the front aspect, radiator.

Sitting room 17'3" x 12'1" (5.26 m x 3.68 m) Fireplace with solid fuel fire, stone surround. Window to the side, opening to

Lounge area 11'2" x 7'4" (3.40 m x 2.24 m) Windows to side and rear over looking the garden, sliding patio doors to side.

Dining room Window to the rear and radiator. Door to hall.

Kitchen 12'8" x 10'2" (3.86 m x 3.10 m) Fitted double drainer stainless steel sink unit with base unit. Space and plumbing for washing machine. Matching wall mounted cupboards. Window to the rear and door to side. Free-standing gas fired heating boiler, walk in pantry with window to the front.

Landing Windows to the front, radiator, airing cupboard housing hot water cylinder. Access to loft space.

Bedroom one 15'4" x 11'11" (4.67 m x 3.63 m) Window to the rear, radiator, single fitted wardrobe.

Bedroom two 12'11" x 8'7" (3.94 m x 2.62 m) Window to the rear, radiator, single fitted wardrobe.

Bedroom three 11'11" x 9'2" (3.63 m x 2.79 m) radiator, single fitted wardrobe. Window to the rear.

Bedroom four 8'1" x 8'5" (2.46 m x 2.57 m) radiator, window to the front.

Bathroom Fitted suite with counter set wash basin, close coupled WC and bath. Part ceramic tiling to the walls, window to the front and radiator.

Outside

Front garden There is a large open plan lawn area, with gated pedestrian access to the rear garden. Driveway proving off road parking for at least two vehicles, leading to

Garage 15'9" x 16'7" (4.80 m x 5.05 m) Narrowing to 13'7" (4.14 metres). Double up and over door, window and door to rear garden, light connected.

Large rear garden With main lawn area, patio and mature flower and shrub borders, side garden area with gated access to the front.

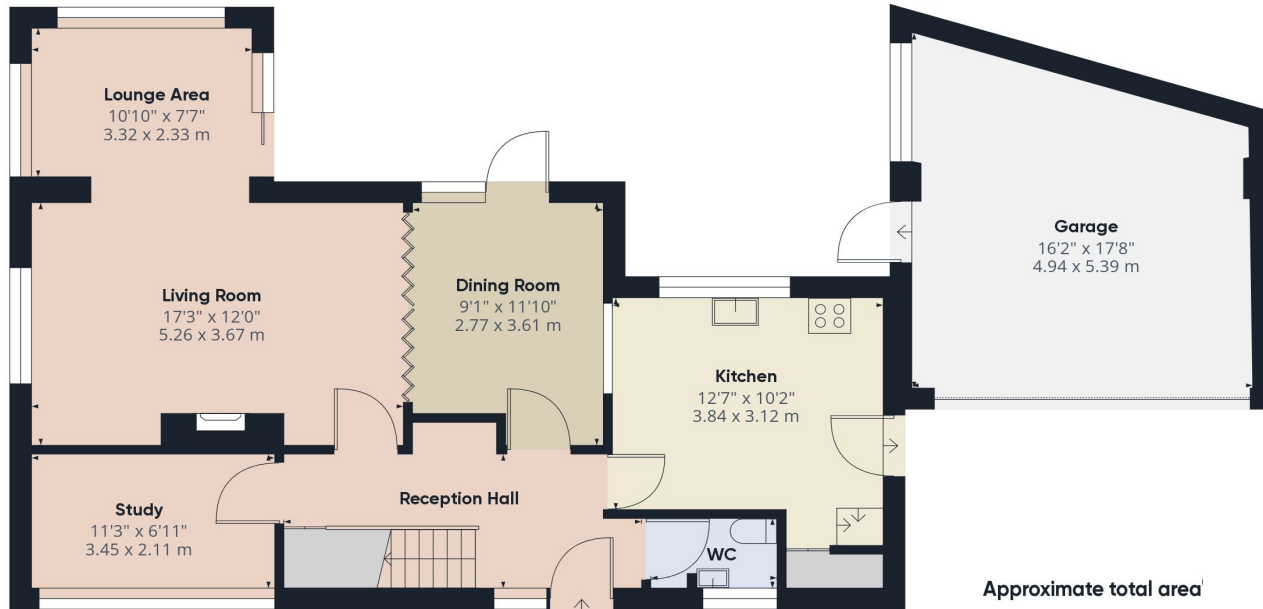
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

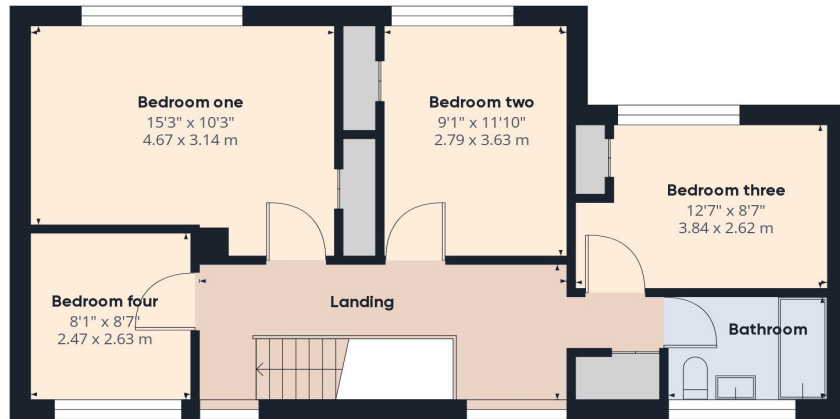




Approximate total area

1697.27 ft²

157.68 m²



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