



Woodlark Drive, Cottenham
CB24 8XT



pocock & shaw
Residential sales, lettings & management

21 Woodlark Drive
Cottenham
Cambridge
CB24 8XT

A two bedroom mid terraced home with an enclosed rear garden and off road parking, sold with no upward chain.

- Entrance hall
- Sitting room
- Kitchen dining room
- Two bedrooms
- Bathroom with shower
- Gas radiator heating system
- Rear garden
- Off road parking
- No upward chain

Offers in region of £270,000



A two bedroom home located on this popular development just off the High Street. With numerous shops and amenities all within a short walk, including a Co-op store, greengrocers and post office. With an enclosed rear garden and off road parking to the rear.

Part glazed entrance door

Entrance hall Stairs rising to the first floor, radiator. Door to:

Sitting room 13'8" x 13'4" (4.17 m x 4.06 m) Window to the front, radiator, wood effect flooring, door to:

Kitchen dining room 13'3" x 8'0" (4.04 m x 2.44 m) Fitted range of units with work surface, inset coloured single drainer sink unit with base units beneath, inset four burner gas hob and single oven. Matching wall mounted cupboards with integrated extractor fan. Space and plumbing for washing machine. Window to the rear and radiator. Sliding patio door to the rear garden.

Landing Radiator and access to loft space.

Bedroom one 13'3" x 7'10" (4.04 m x 2.39 m) Window to the rear and radiator. Double fitted wardrobe.

Bedroom tow 13'4" x 7'9" (4.06 m x 2.36 m) Window to the front, radiator. Single fitted airing cupboard.

Outside

Rear garden Lawn area with small paved area, timber fencing to the side and rear boundaries, gated access to the rear car park with two reserved parking spaces.

Tenure The property is Freehold

Council Tax Band C

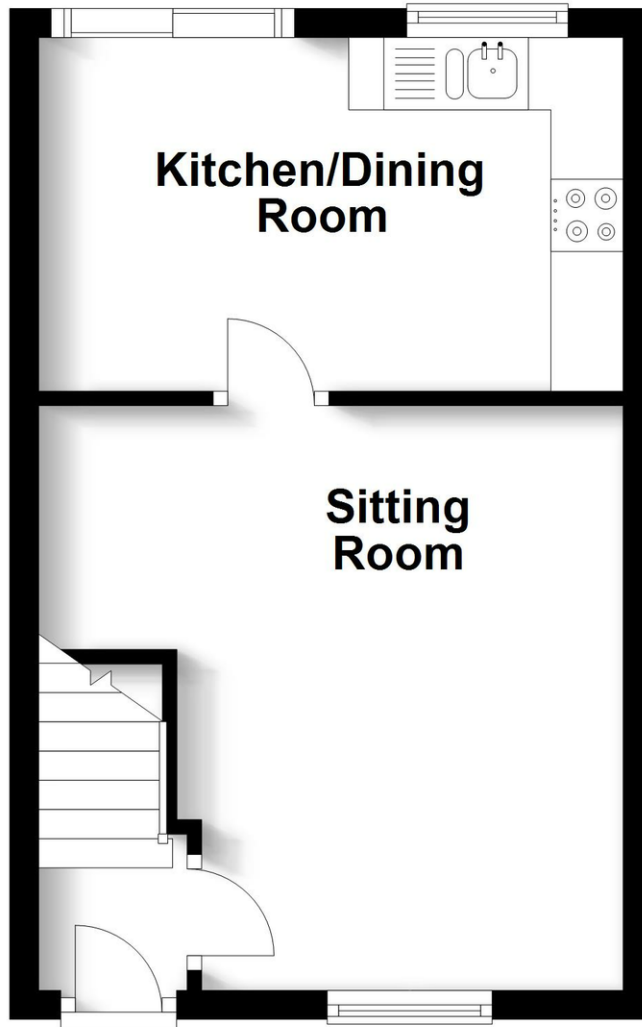
Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

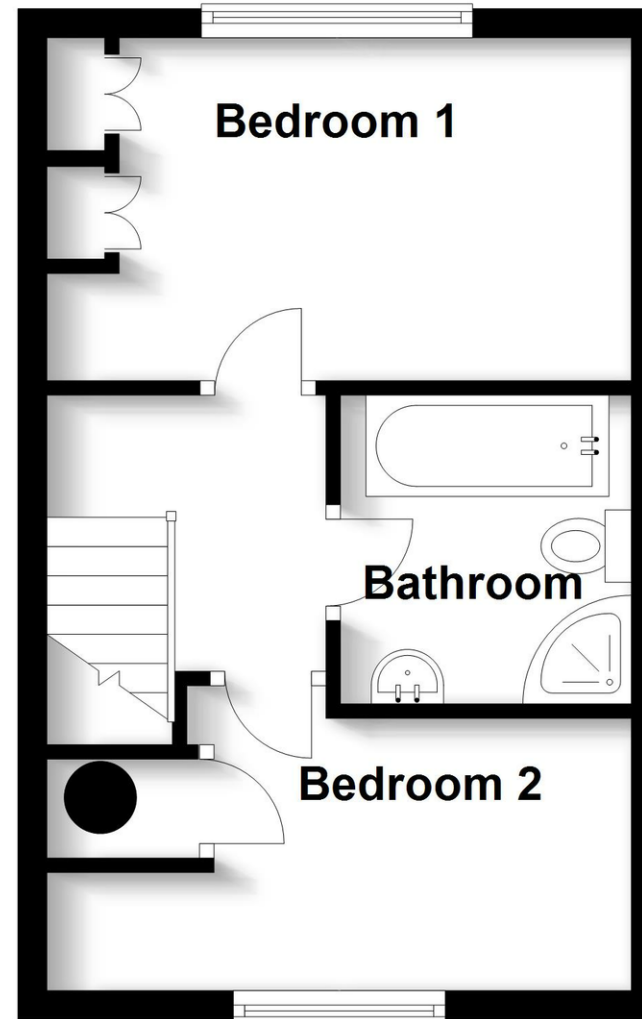
Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.5 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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