



Smiths Path, Cottenham
CB24 8SQ



pocock & shaw
Residential sales, lettings & management

1 Smiths Path
Cottenham
Cambridge
Cambridgeshire
CB24 8SQ

An older style cottage set on a good sized plot, just off the High Street at the end of an unmade track. The property is in need of total renovation and updating, however features ample space to extend (stpp).

- Conservatory porch
- Kitchen
- Sitting room with open fireplace
- Landing
- Double bedroom
- Large first floor shower wet room
- Off road parking
- Side garden area

Offers in region of £200,000



An established end of terraced cottage, located just off the High Street, with shops and amenities close by. Smiths Path is an unadopted road with right of access, and the property is located at the far end of the gravelled track.

With a good sized side garden area offering ample off road parking and space to extend subject to all necessary planning consents. The property is in need of total renovation.

Double glazed entrance door to

Conservatory style porch Windows to the side and rear. Double glazed door to:

Kitchen 13'10" x 7'4" (4.22 m x 2.24 m) Window to the rear. Basic units with single drainer stainless steel sink unit, double base unit. Electric cooker point, door to:

Sitting room 13'9" x 12'0" (4.19 m x 3.66 m) Window to the front, wall mounted electric storage heater, stairs rising to the first floor with storage beneath. Open fireplace with tiled surround and hearth.

Landing Window to the side, large single cupboard.

Bedroom 12'1" x 10'2" (3.68 m x 3.10 m) Window to the front and wall mounted electric storage heater.

Shower wet room 13'9" x 10'5" (4.19 m x 3.17 m) Pedestal wash basin, close coupled WC and walk in shower / wet room style area. Window to the rear.

Outside There is off road parking to the front, and a good sized lawned side garden area, with concrete hardstanding.

Services Mains electricity, no gas, and septic tank drainage.

Tenure Freehold. We understand from the seller that there is an established right of vehicular access over Smiths path to the property.

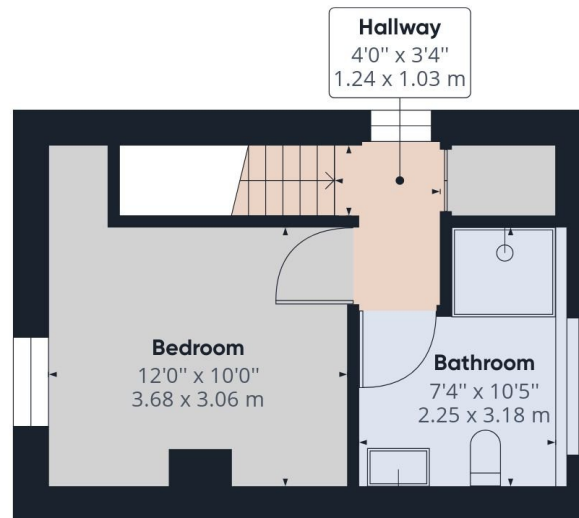
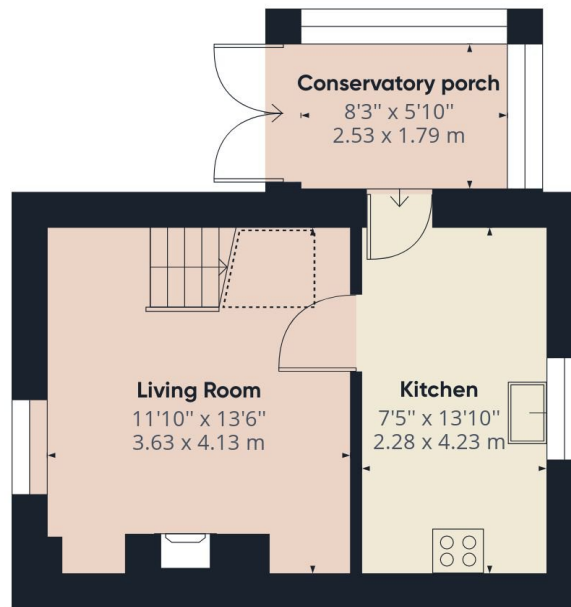
Viewing By prior appointment with Pocock and Shaw

<https://what3words.com/swift.whimpered.catch>

Council Tax Band B

Viewing By Arrangement with Pocock & Shaw





Approximate total area

553.89 ft²

51.46 m²

Reduced headroom

16.72 ft²

1.55 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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