



Moore's Court, Cottenham
CB24 8XH

Pocock + Shaw

23 Moores Court
Cottenham
Cambridge
CB24 8XH

Ideally located just off the High Street, a good sized two bedroom end of terraced bungalow for the over 55's. With an enclosed rear courtyard garden and the added benefit of a single garage.

- Porch
- Sitting room
- Kitchen
- Inner hall
- Two bedrooms
- Shower wet room
- Gas radiator heating system
- Single garage

Offers in region of £295,000



A very well presented end of terraced bungalow in this purpose built development for the over 55's. With fitted kitchen, sitting room, two bedrooms and a shower wet room. With a courtyard style rear garden and single garage. Set just off the High Street with various shops and amenities just a short walk, including Co-Op store and doctors surgery. There is no upward chain

Porch Glazed door to:

Kitchen Fitted range of units with work surface and inset single drainer stainless steel sink unit, single base unit, space and plumbing for washing machine. Further expanse of work surface with four burner electric hob and single oven beneath. Matching wall mounted cupboards, and Worcester gas fired boiler. Window to the front. Radiator, opening to:

Sitting room Window to the side and double patio doors to the rear garden. Coved cornice and radiator, door to:

Inner hall Access to loft space and single storage cupboard.

Bedroom one Window to the front, radiator and coved cornice.

Bedroom two Window to the rear, radiator and single fitted cupboard.

Shower wet room Wash basin, close coupled WC and shower area with Mira shower, ceramic tiling to the walls.

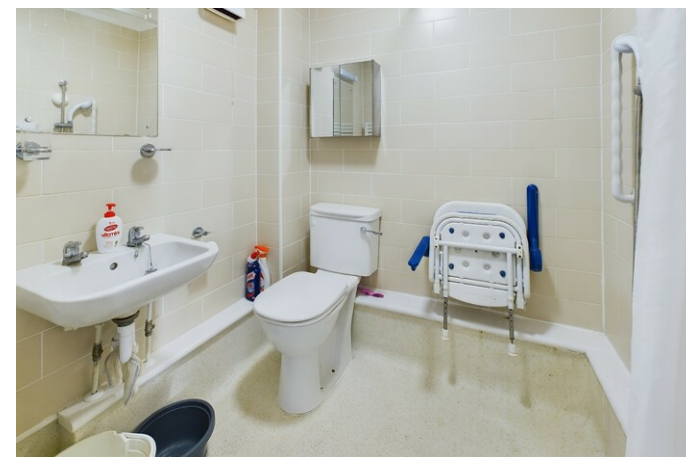
Outside There is an enclosed courtyard style rear garden, fencing to the side and rear boundaries, gated pedestrian rear access.

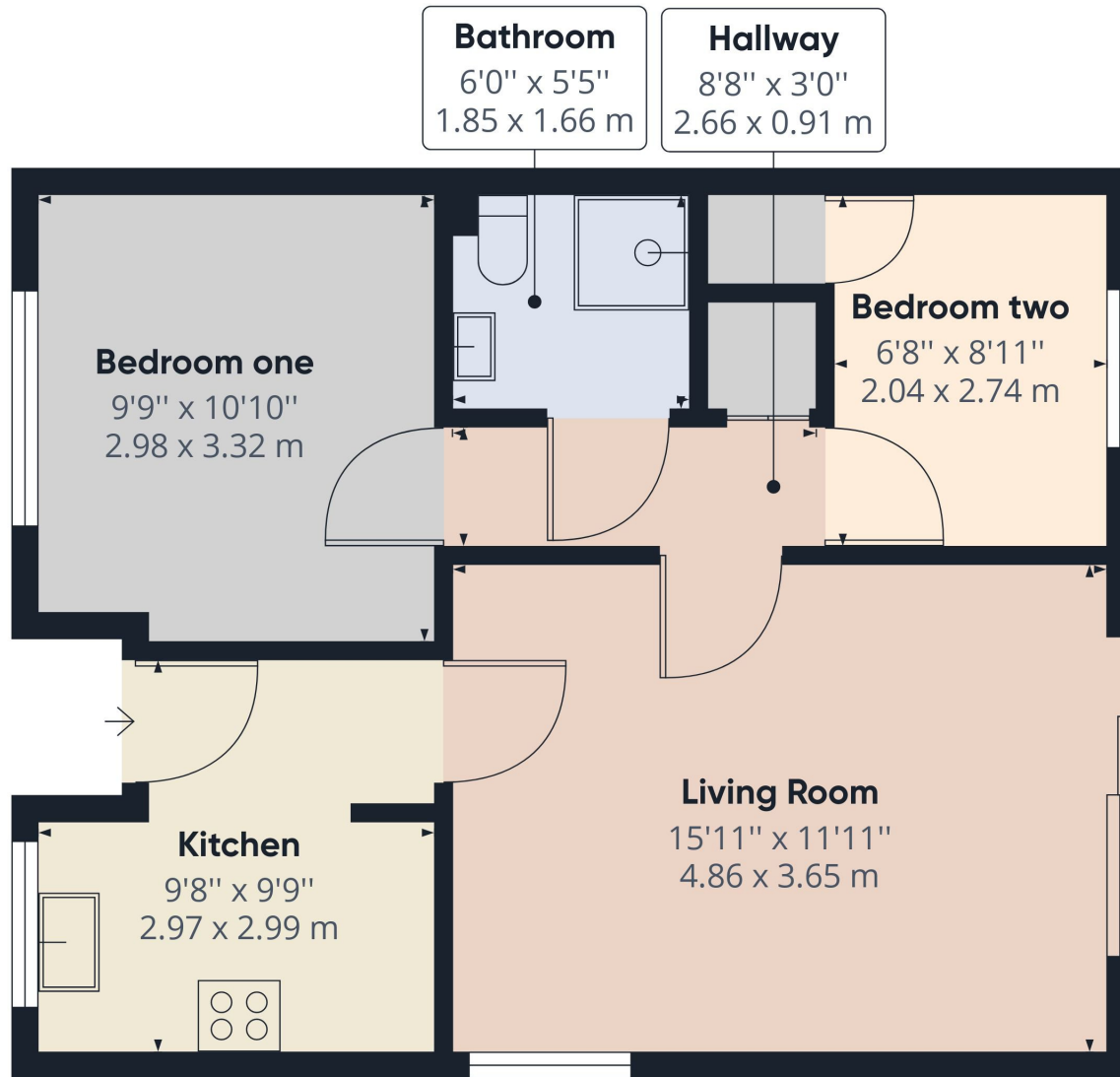
Single garage In a block to the rear, with up and over door, power connected

Tenure The property is Freehold
Maintenance charge of approx £200 pa to cover communal areas

Services All mains services are connected

Council Tax Band C





Approximate total area

522.12 ft²
48.51 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			90
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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