



Histon Road, Cottenham
CB24 8UG

Pocock + Shaw

124 Histon Road
Cottenham
Cambridge
Cambridgeshire
CB24 8UG

A very good sized two bedroom Victorian cottage on the edge of the sought after village of Cottenham, with a large rear garden and off road parking for two vehicles.

- Large lounge/dining room
- Wood burning stove
- Kitchen
- Rear porch lean too
- Landing
- Two good sized double bedrooms
- First floor bathroom
- Gas radiator heating system with new boiler installed 2021
- Large rear garden
- Two off road parking spaces
- No upward chain

Offers in region of £285,000



A very good sized two bedroom terraced cottage, set on a good sized plot on the edge of Cottenham Village, just over six miles north of the historic City of Cambridge. There is a regular bus service linking the two, along with a cycle path.

The property has been extended over two floors to allow for two double bedrooms and a first floor bathroom. There is a large rear garden and space for a potential home office/ studio.

To the front there are two off road parking spaces.

UPVC entrance door to:

Lounge/dining room 20'4" x 12'0" (6.20 m x 3.66 m) Feature fireplace with wood burning stove. Sealed unit double glazed window to the front, two double radiators, stairs rising to the first floor with built in cupboard beneath. Oak effect laminate flooring. Door to:

Kitchen Fitted range of units with one and a half bowl stainless steel single drainer sink unit, with double base unit. Continuation of work surface with further base units, space and plumbing for dishwasher, four burner gas hob and gas oven, stainless steel splash back panel and canopy extractor above. Matching range of wall mounted cupboards, radiator, window to the rear and glazed door to:

Lean too/porch Windows to the rear and side, radiator and glazed door to rear garden. Space and plumbing for washing machine.

Landing Single cupboard housing Ideal gas fired heating boiler. Doors to bedrooms and bathroom.

Bedroom one 11'11" x 10'9" (3.63 m x 3.28 m) Sealed unit double glazed window to the front, radiator.

Bedroom two 17'0" x 6'10" (5.18 m x 2.08 m) Sealed unit double glazed window to the rear, radiator, coved cornice.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC, and bath, fitted mixer tap and shower attachment. Ceramic tiling to the walls, heated towel rail/radiator. Window to the rear.

Outside Open plan gravelled front garden providing off road parking for two vehicles. Shared rear access to:

Rear Garden A large garden offering a good degree of privacy with patio area, main lawn, and lower garden area with timber shed and ample space for a summer house/studio (subject to all necessary planning consents and permission). Flower and shrub borders.

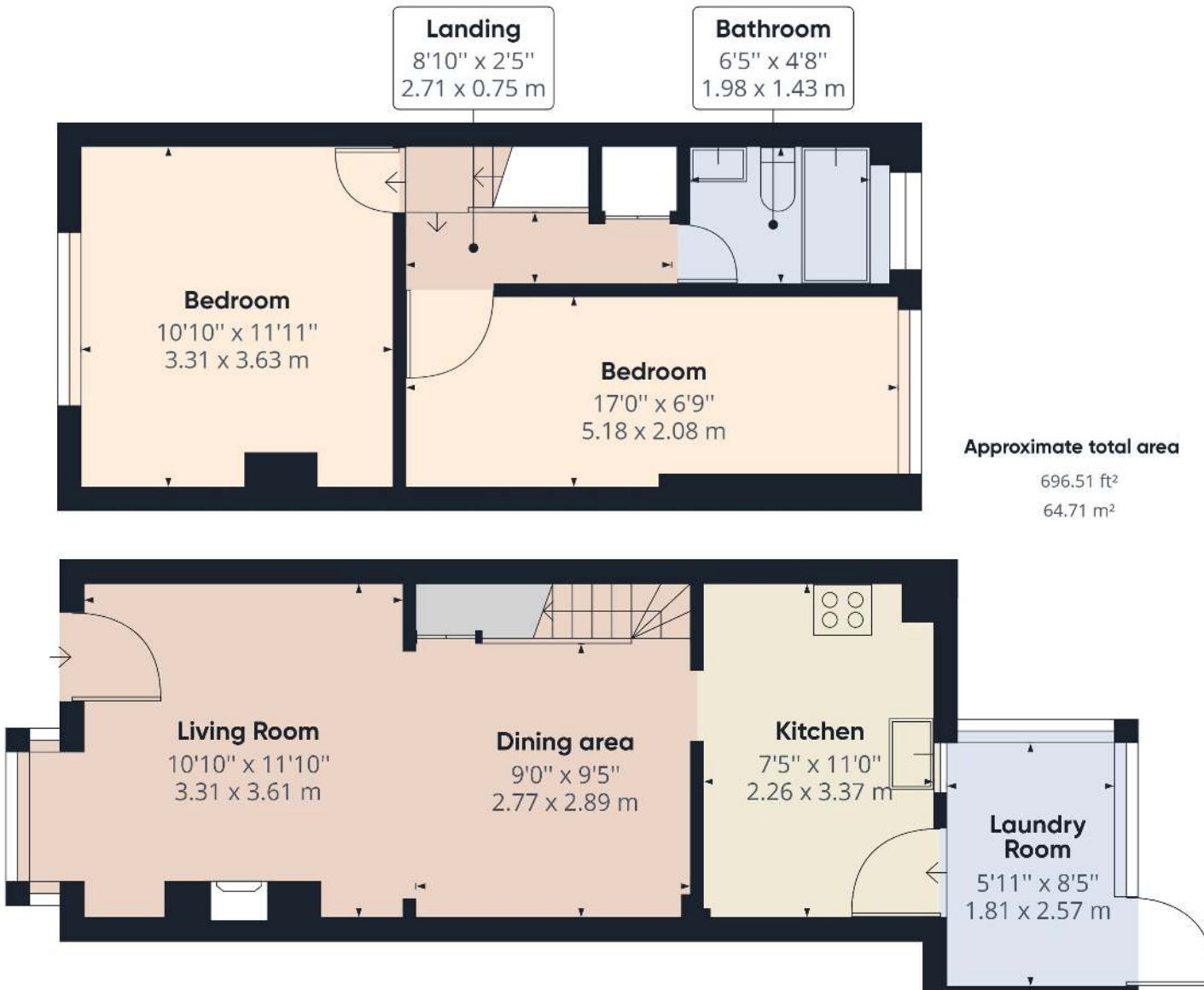
Services All mains services are connected

Tenure Freehold.
Council tax band C

Viewing By prior appointment with Pocock and Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Approximate total area
696.51 ft²
64.71 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