



Rooks Street, Cottenham, Cambridge, CB24 8QZ



pocock & shaw

Residential sales, lettings & management

93 Rooks Street
Cottenham
Cambridge
CB24 8QZ

A period semi detached two bedroom cottage in need of general modernisation / updating. With two reception rooms, kitchen breakfast room and ground floor bathroom. Two well proportioned bedrooms. There is a small enclosed rear garden, and the village centre with numerous shops is a short walk away.

- Sitting room
- Dining room
- Kitchen breakfast room
- Pantry and rear lobby
- Ground floor bathroom
- Two bedrooms off landing
- Enclosed small rear garden
- No upward chain
- In need of updating / modernisation

Offers around £200,000



This semi detached cottage is offered for sale in need of general updating / modernisation. With two reception rooms, kitchen, ground floor bathroom and first floor landing with two bedrooms. There is a small enclosed rear garden.

Rooks St is close to the village centre, with the post office, Co-Op, village college and primary school all a short walk away.

ENTRANCE DOOR

SITTING ROOM 12' 6" x 11' 10" (3.81m x 3.61m)

Window to front, fitted gas fire. Door to:

DINING ROOM 12' 0" x 8' 7" (3.66m x 2.62m) Window to front, stairs rising to the first floor. Door to:

KITCHEN/BREAKFAST ROOM 12' 3" x 9' 3" (3.73m x 2.82m) Fitted single drainer stainless steel sink unit with double base unit, space and plumbing for washing machine, window to side and glazed door to rear garden.

REAR LOBBY Pantry, with window to side

GROUND FLOOR BATHROOM White suite with pedestal wash basin, close coupled WC and bath. Ceramic tiling in part to the walls, window to side.

FIRST FLOOR LANDING Window to rear.

BEDROOM ONE 12' x 10' 8" (3.66m x 3.25m) window to front, fitted double wardrobes to one wall, feature cast iron fire place.

BEDROOM TWO 12' 0" x 8' 7" (3.66m x 2.62m) Window to front, built in over stairs cupboard.

OUTSIDE There is a small lawned garden area, with gated pedestrian rear access, timber fencing to side and rear boundaries.

SERVICES All mains services are connected.

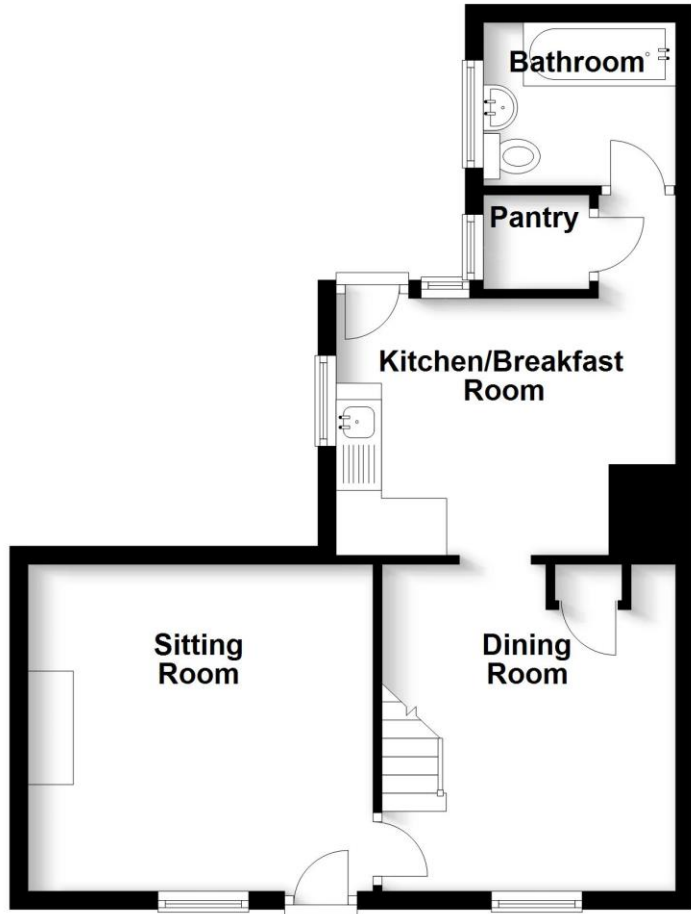
TENURE Freehold

VIEWING By prior appointment with Pocock and Shaw



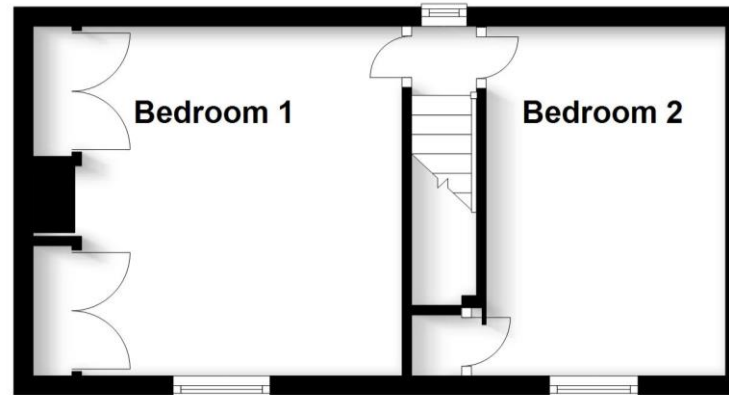
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 25.7 sq. metres (277.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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