



TELEGRAPH STREET, COTTENHAM, CAMBRIDGE, CB24 8QU

- Cambridge City Centre - approx. 7.8 miles
- Cambridge North Railway - approx. 6 miles
- A14 - approx. 4 miles

Charming period home • Cosy sitting room with decorative fireplace • Two double bedrooms • Contemporary bathroom • Mature rear gardens • No onward chain • EPC rating D

DESCRIPTION

The accommodation comprises a sitting room, kitchen/breakfast room, bathroom, and two double bedrooms.

The front door opens into a charming sitting room featuring a decorative fireplace, fitted shelving, and a window to the front aspect. A door leads through to the stylishly appointed kitchen/breakfast room, which offers generous dining space and excellent storage, a cooker and sink overlooking the rear garden. Beyond this, a small utility porch provides access to the rear of the property and the contemporary bathroom, fitted with a WC, hand wash basin, and a bath with shower over.

On the first floor, there are two well-proportioned double bedrooms, each offering ample space for freestanding furniture and storage.

OUTSIDE

The south-facing rear garden is wonderfully established with a paved terrace, lawn, shed and a mature selection of shrubs and plants.

A CHARMING AND WELL-PRESENTED TWO-BEDROOM TERRACE PROPERTY ENJOYING SOUTH-FACING REAR GARDENS AND BENEFITING FROM NO ONWARD CHAIN.



LOCATION

Cottenham is one of the largest and most well-served villages in Cambridgeshire and is well-connected, just 3 miles (4.8 km) from the A10 and A14, with regular bus services to Cambridge and Ely. The village offers both primary and secondary schools at Cottenham Primary School and Cottenham Village College, which also offers a sixth form, adult education, and community activities. A wide range of amenities can be found in the village such as two doctors' surgeries, a dental practice, a library, post office, pharmacy, mini supermarkets, a butcher, baker, greengrocer, hairdressers, barbers, beauty salon, coffee shop, fish & chip shop, two pubs, and an Indian restaurant. The village hall also hosts regular community events for all ages to be a part of.

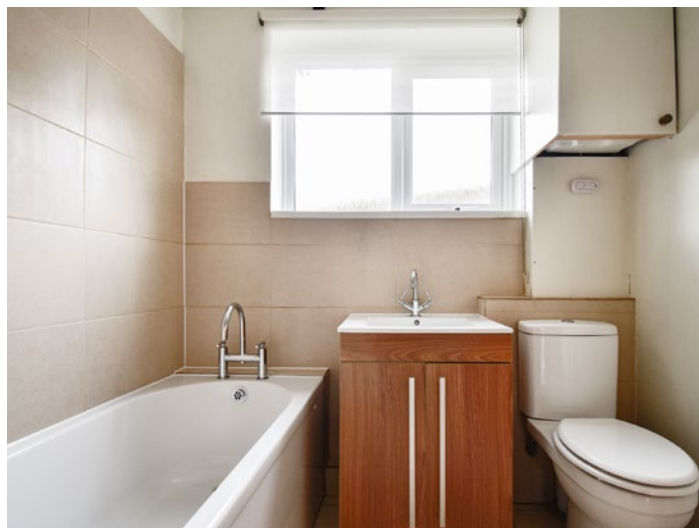
ADDITIONAL INFORMATION

Tenure: Freehold

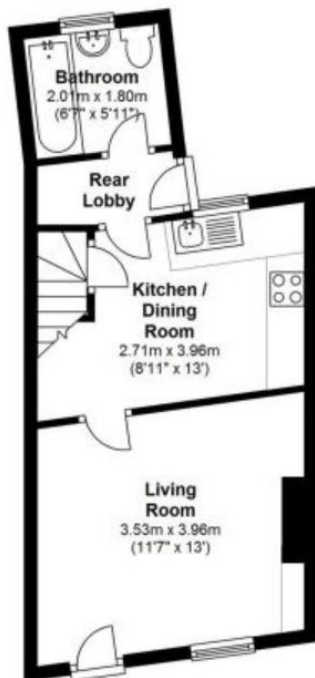
Services: Mains gas, drainage, water & electricity

Local Authority: South Cambridgeshire District Council

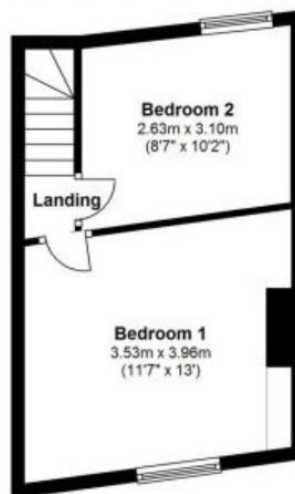
Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



Ground Floor
Approx. 31.1 sq. metres (334.9 sq. feet)



First Floor
Approx. 25.0 sq. metres (268.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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