GRAY TOYNBEE

2 St. Peters Road

Coton, Cambridge, CB23 7PR

Guide price £560,000

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- Detached bungalow
- Recently fitted boiler (2023) and water meter (2026)
- No chain
- Scope to extend (STPP)
- Private south-west facing rear garden

A well cared for 1960s residence of 1188 sqft / 110 sqm. The property has a garage and enjoys a delightful plot, a couple of miles west of the City Centre. Rarely available and for sale with no chain.

The property has been looked after incredibly well over the years, although would benefit from sympathetic updating throughout. The property is double glazed and has gas central heating.

The accommodation briefly comprises a generous entrance hall with space for coats and footwear, along with access to a cloakroom W.C. The kitchen is fitted with a comprehensive range of units, has a breakfast bar and various integrated appliances. There is a bright living room with an adjoining dining area. Double doors lead into a large conservatory which offers private views over the rear gardens.

There are three bedrooms, two with built-in storage, and a family bathroom which has been fitted with a three-piece suite. An inner hallway provides access to an insulated loft. The driveway provides off-road parking for 2 vehicles and leads to a single garage.

A side gate leads to the rear garden which measures 17.8m x 13.64m. There is a terrace, well suited to alfresco dining, a number of vegetable patches and a lawned garden with a mature tree.

Coton is a unique village in this area. The High Street is a no-through-road making it free from through traffic, yet it is hugely convenient, being just a few minutes' cycle to the edge of the city along a car-free route that runs from the end of The Footpath. It also gives near immediate access to the M11 at either junction 13 (North) or 12 (South).

The village has a primary school, a handsome traditional pub, modern village hall and large playing fields with active sports clubs.

At one edge of the village is Coton Orchard farm shop and garden centre which also has a post office, butcher and cafe. At the other edge is Coton Countryside Nature Reserve. There is excellent access out into the surrounding countryside.

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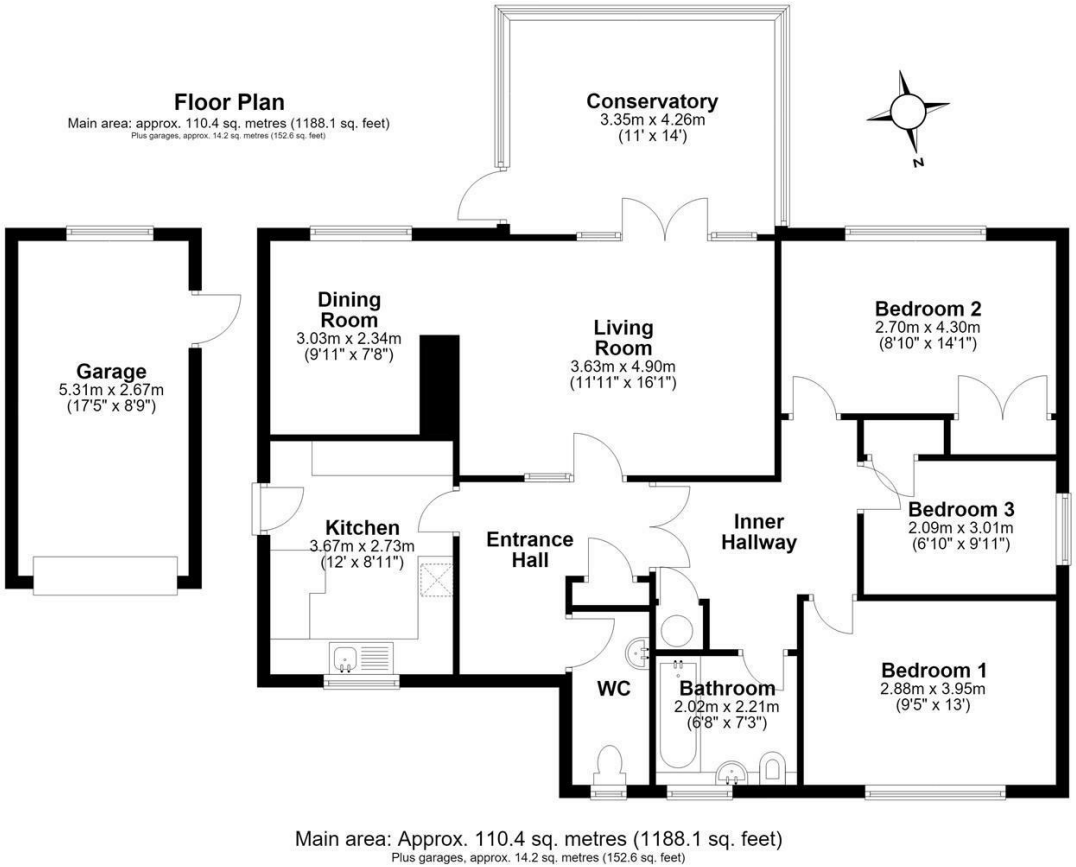
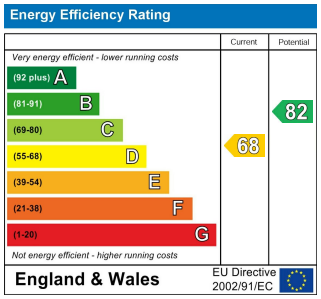


Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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