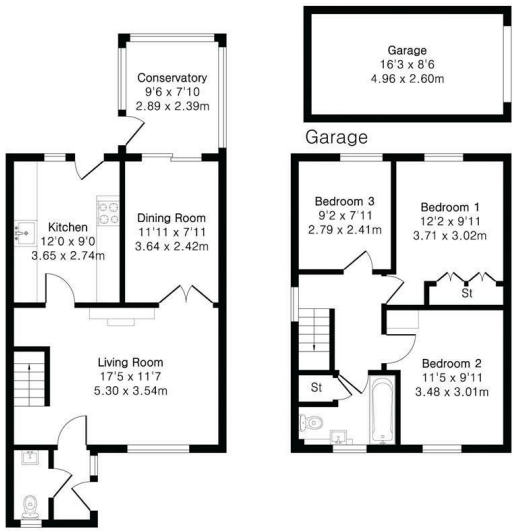


1 Tower Close, Cottenham, CB24 8UR

Guide price £315,000

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Approximate Gross Internal Area 953 sq ft - 89 sq m
(Excluding Garage)
Ground Floor Area 537 sq ft – 50 sq m
First Floor Area 416 sq ft – 39 sq m
Garage Area 139 sq ft – 13 sq m

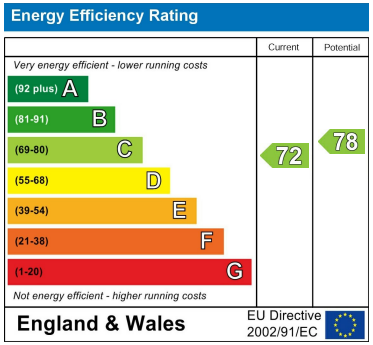


Ground Floor

Garage

First Floor





- Three bedrooms
- Garage and parking
- Enclosed rear garden
- Village location

A three-bedroom detached property in need of sympathetic improvements and updating, offering an enclosed rear garden and off-street parking, located in the popular village of Cottenham.

The accommodation comprises on the ground floor, an entrance hall with a cloakroom leading to the living room, which benefits from a gas fire. There is a dining room opening up to the conservatory, with direct access to the garden. The kitchen is fitted with wall and base units with work surfaces over, with an integrated oven and a separate electric hob, and there is further space and plumbing for white goods.

Upstairs, there are three bedrooms, two of which are doubles with a further single. The principal bedroom benefits from a built wardrobe. The family bathroom is fitted with a bath with shower over, WC and handwash basin.

Outside, the rear garden is principally laid to lawn, and the garage and off-street parking can be accessed via the rear gate.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8UR
What3words: ///chew.overt.whips







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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