

EXTERNAL DOOR Leading to living/dining room

DINING AREA 11' 3" x 10' 2" approximately (3.43m x 3.1m) Double glazed door and window to front, double radiator, part wood panelled walls and door to kitchen/breakfast.

LIVING AREA 14' 8" x 12' 7" (4.47m x 3.84m) Double glazed window to front aspect, double glazed window to side aspect, double radiator, wood effect flooring.

KITCHEN/BREAKFAST 11' 0" x 7' 1" widening to 9' 4" x 5' 4" (3.35m x 2.16m) Internal double glazed window, door to lean to. Range of matching base and wall mounted units with work surfaces, inset one and a half bowl sink unit, space and plumbing for washing machine, space for fridge, under stairs storage cupboard, space for gas cooker, wall mounted extractor, part tiled walls, door to lean to:

LEAN TO Plumbing for W.C, power connected, door to rear communal area.

FIRST FLOOR LANDING Double glazed window to rear aspect, loft access, boiler (installed January 2020), doors off.

BEDROOM ONE 14' 5" x 13' 1" Approximately (4.39m x 3.99m) Two double glazed windows to front aspect, double radiator.

BEDROOM TWO 10' 10" x 9' 9" (3.3m x 2.97m) Double glazed window to front aspect, single radiator.

BEDROOM THREE 11' 6" x 7' 10" (3.51m x 2.39m) Double glazed window to front aspect, single radiator.

SHOWER ROOM Double glazed window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin, shower cubicle with wall mounted shower, single radiator.



**GARDENS AND PARKING** To the front of the property is a small green, off street parking is communal. An arch leads through to a shared courtyard, located here is a useful shed/workshop and provides pedestrian access to the rear garden. The rear garden is mainly laid to lawn and enclosed by fencing with a vegetable growing area and patio, perfect for outdoor dining.



**AGENTS NOTE** One attractive element of the property is the irregular shaped rooms, so the measurements are difficult to obtain and must not be relied on.

**LOCATION** Cottenham is found about 7 miles (11.27 kilometres) north from Cambridge and 11 miles (17.7 kilometres) south-west of Ely.



**VILLAGE INFORMATION** Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village.

Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

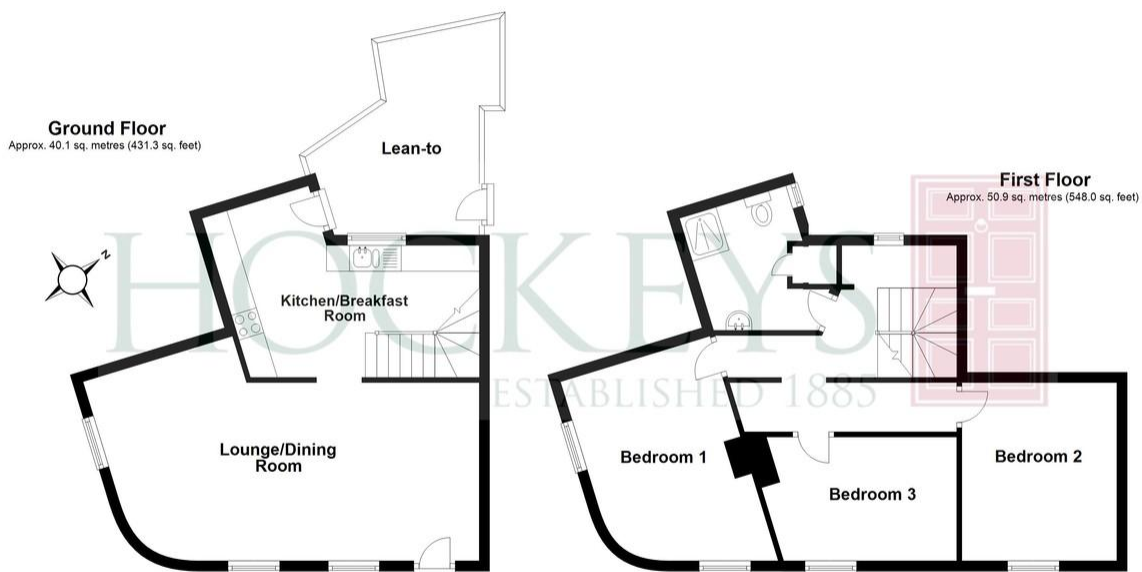


Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community.

**FACILITIES** Cottenham has a broad range of amenities including two doctors surgeries, a dental surgery, a library, mini supermarket, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, a village hall to name a few.

There are three pubs in the village The Hop Bind – an old former coaching inn showing sporting events and offering pool and darts with a heated beer garden. The Waggon & Horses – a small, old-fashioned pub down one of Cottenham's back streets and The Chequers – a pub and restaurant focusing on Italian food and baked pizza. There is also an award-winning Indian restaurant and take away.





**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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5 Beach Road, Cottenham,  
Cambridge, CB24 8RG

£300,000 Freehold

Overlooking a small green, a short distance from the centre of this most sought after village, this well presented period cottage offers deceptively spacious accommodation.

The property would make a perfect first time buy, as it has for the current vendor who has enjoyed their time at this fantastic property.

Having carried out a number of improvements, the property is in excellent condition. With a sizable living/dining room, modern kitchen and three double bedrooms.

The garden with access via a communal passage with useful shed, is a good size and enclosed. With off street parking to the front of the property.



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