



Pelham Way, Cottenham, CB24 8TQ  
£395,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A chain free and spacious three-bedroom, semi-detached house occupying a quiet position in the centre of the village. The property has generous gardens to both the front and rear and offers ample scope to extend.

## INTERIOR

On the ground floor there is a large entrance hall, cloakroom, kitchen with a built-in pantry and serving hatch to the dining area, lounge/diner with door leading to garden, study and internal access to the garage. Upstairs are three good sized bedroom - all with built-in wardrobes, a landing with storage cupboard and a family bathroom.

## EXTERIOR

The house is set back from the road behind a lawned front garden with a driveway for two/three cars. To the side is a single garage with potential for a two-storey extension to be added. The rear garden is lawned with a patio and also offers space for a rear extension, subject to planning permission.



## LOCATION

## KEY FEATURES

- Non-Estate Position
- Central Village Location
- Scope To Extend
- Study
- Popular Development
- Large Lounge/Diner
- Built-in Wardrobes
- Private Rear Garden
- Quick access into Cambridge
- No Chain





## LOCATION

Cottenham is one of the largest villages in Cambridgeshire 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.

The 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.

With a broad range of amenities including two doctor's surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs and a village hall.



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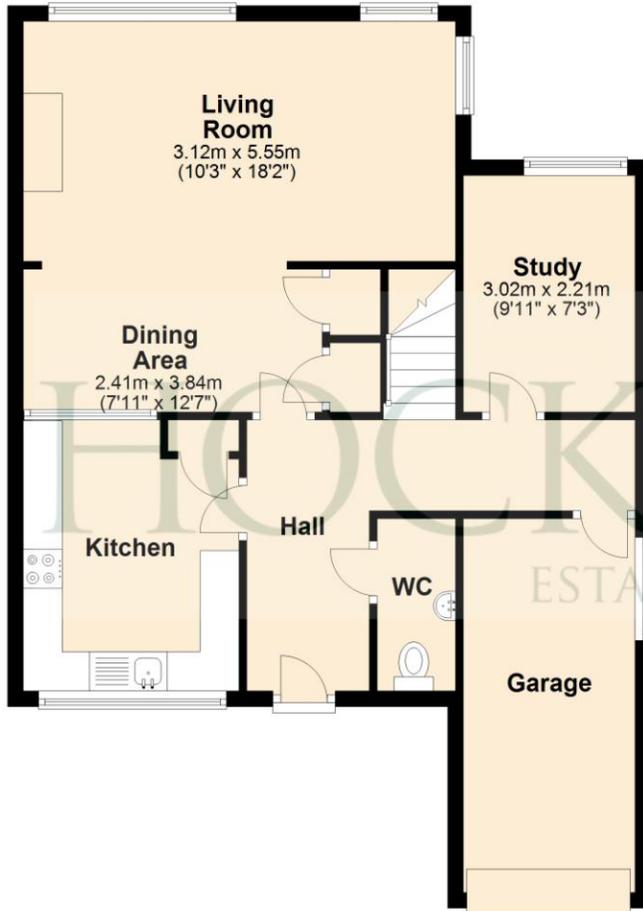
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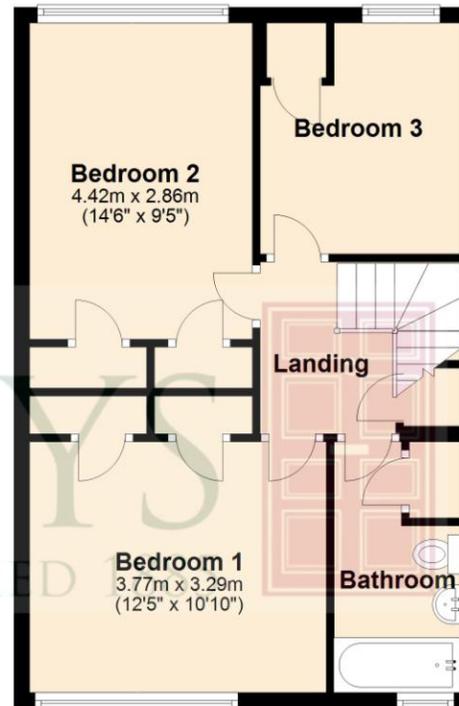
## Ground Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



## ADDITIONAL INFORMATION

### Local Authority

South Cambridgeshire District Council

### Council Tax Band

D

### Services

Warm Air Heating, Mains Gas & Electric

### Transport Links

A14 – 6 miles, Cambridge North Station

### Energy Rating

Energy Efficiency Rating D

### Tenure & Possession

Freehold

### Vendors Position

No Chain

Total area: approx. 114.1 sq. metres (1227.8 sq. feet)

**14 Pelham Way, Cottenham**

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.