



Wilkin Walk, Cottenham, CB24 8TS
£299,950 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An immaculately presented, two-bedroom semi-detached house situated within a large corner plot, with a garage close by. The property has been fully renovated in recent years and includes a modern kitchen, bathroom, fully redecorated with a replacement boiler and insulation and render to the exterior of the property.

INTERIOR

The light entrance hall leads onto the open plan living room/dining room with patio doors leading to the landscaped garden. Attractive modern kitchen. The first floor comprises two double bedrooms and a refitted bathroom suite.

EXTERIOR

To the front of the property is a large, grassed and enclosed garden. The rear garden is partially walled, with a composite timber decked patio and established, well stocked borders with an expanse of lawn. The property also includes a garage close by and parking to the front, plus a parking bay for visitors.



KEY FEATURES

- Popular village
- Semi-detached
- Modern kitchen
- Modern bathroom
- Open plan living/dining area
- Two double bedrooms
- Immaculate condition
- Landscaped gardens
- Garage en bloc
- Corner plot garden



LOCATION

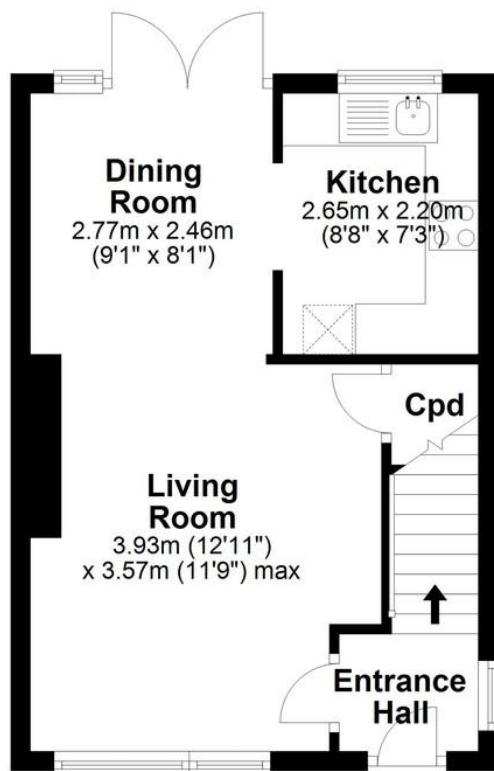
Cottenham is one of the largest villages in Cambridgeshire with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely. 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. Cottenham has 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.



Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)

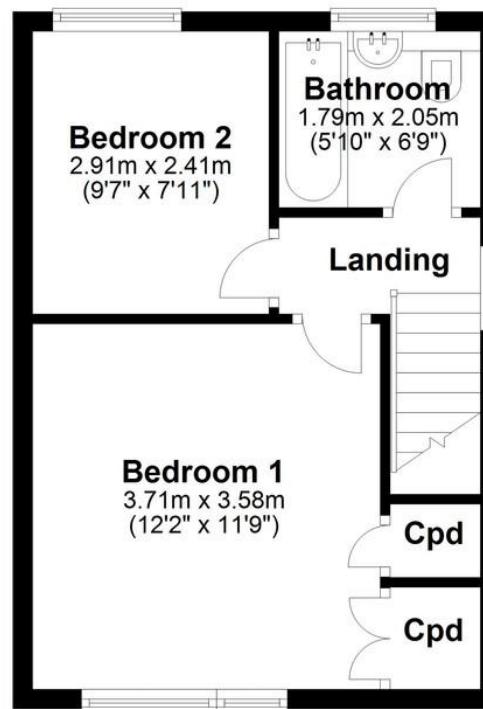


Total area: approx. 62.0 sq. metres (667.2 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

First Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



ADDITIONAL INFORMATION

Local Authority

South Cambridgeshire District Council

Council Tax Band

B

Services

Mains gas, electric and water

Transport Links

Access to Cambridge via A14, M11 and A1
 Guided bus stop Histon
 Nearest Train Station Cambridge North 5 miles

Energy Rating

Energy Efficiency Rating TBC

Tenure & Possession

Freehold

Vendors Position

Onward chain

