



18 Pelham Close, Cottenham, Cambridge, CB24 8TY  
Guide Price £300,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR-BEDROOM  
END OF TERRACE HOME WHICH HAS BEEN EXTENDED TO BOTH THE SIDE AND  
REAR.**

- End of terrace house
- 4 beds, 2 baths, 3 recepts
- Constructed in the 1970's
- Garage on block and off-road parking
- Council tax band - C
- 1100 Sqft / 103 Sqm
- Two plots measuring 0.07 acres
- Gas central heating to radiators
- EPC - D / 66

With the original part of the property being constructed in the 1970's this family home measures 1100 Sqft/ 103 Sqm and provides generous living accommodation over two floors. The ground floor of the property comprises of three reception rooms which include a living room with an Ivett and Reed fireplace, a dining room off the kitchen and a family room with double doors opening onto the rear garden.

The kitchen benefits from ample storage at both eye level and base level, has access into the rear garden and space for white goods which includes a Washing Machine, Oven and fridge freezer. Completing the ground floor and located within the side extension is a fourth bedroom and a shower room. To the first floor of the property comprises of three double bedrooms each with built in storage and a family bathroom suite.

Externally – The property benefits from a generous front lawn with hedgerow to the front/side and a patio laid pathway leading up to the front door. The rear garden is fully enclosed, laid predominantly to lawn and has gated access to the rear which provides access to the garage and off-road parking.

**Location**

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

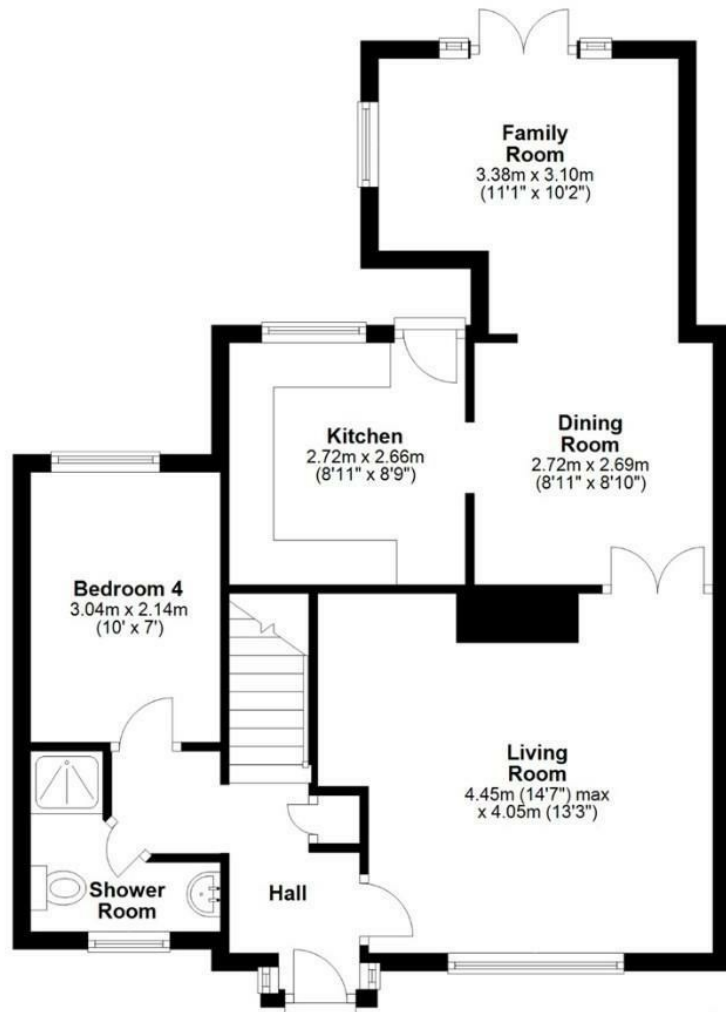
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

Agents Note – In 2012 an insurance claim was made for cracking to the interior and exterior walls. Determined not to be subsidence, cracks repaired and certificate of structural adequacy issued in July 2013.



## Ground Floor



## First Floor



Approx. gross internal floor area 103 sqm (1100 sqft)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            | 66      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

