



Moores Court, Cottenham  
CB24 8XH

Pocock+Shaw

22 Moores Court  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XH

Set in a small private cul de sac, this well presented two bedroom bungalow is for the over 55's and benefits from a private enclosed rear garden and no upward chain.

- Fitted kitchen
- Well appointed sitting room
- Two bedrooms
- Shower room
- Gas fired radiator heating system
- Private enclosed rear garden
- No upward chain

Offers in region of £235,000



An immaculately presented and much improved terraced bungalow in this purpose built development. With refitted kitchen, sitting room, two bedrooms and a shower room with walk in shower. There is a private courtyard style rear garden offering an excellent degree of privacy. Set just off the High Street with various shops and amenities just a short walk, including Co-op store, post office and doctors surgery. There is no upward chain.

**Entrance porch** Entrance door to:

**Kitchen** 10'0" x 9'9" (3.05 m x 2.97 m) Well fitted range of units with contrasting granite effect work surface, single drainer stainless steel sink unit, matching base units, tiled splashback and matching wall mounted cupboards with two glazed display cupboards. Four burner ceramic hob with single oven beneath and extractor fan. Window to the front, coved cornice and radiator, door to:

**Living/Dining Room** 15'11" x 11'11" (4.88 m x 3.66 m) A well appointed room with window and glazed double French doors to the rear garden, fitted electric fire with ornamental Adams style surround and hearth, radiator, door to:

**Inner hall** Single cupboard housing gas fired combination boiler and loft access hatch to partially boarded loft.

**Bedroom one** 10'10" x 9'10" (3.32 m x 3.00 m) Double bedroom with window to the front and radiator (maximum measurement into wardrobes, as not included in sale)

**Bedroom two** 9'1" x 6'10" (2.77 m x 2.08 m) Window to the rear, single built-in wardrobe, radiator.

**Shower room** Rewfitted white suite with vanity wash basin, close coupled wc and walk in shower. Part ceramic tiling to walls.

**Outside** To the front there is an open plan garden with several mature shrubs and outside tap. To the rear there is an attractive enclosed courtyard style garden

with patio area and shrub borders, external light and outside tap.

**Services** All mains services are connected

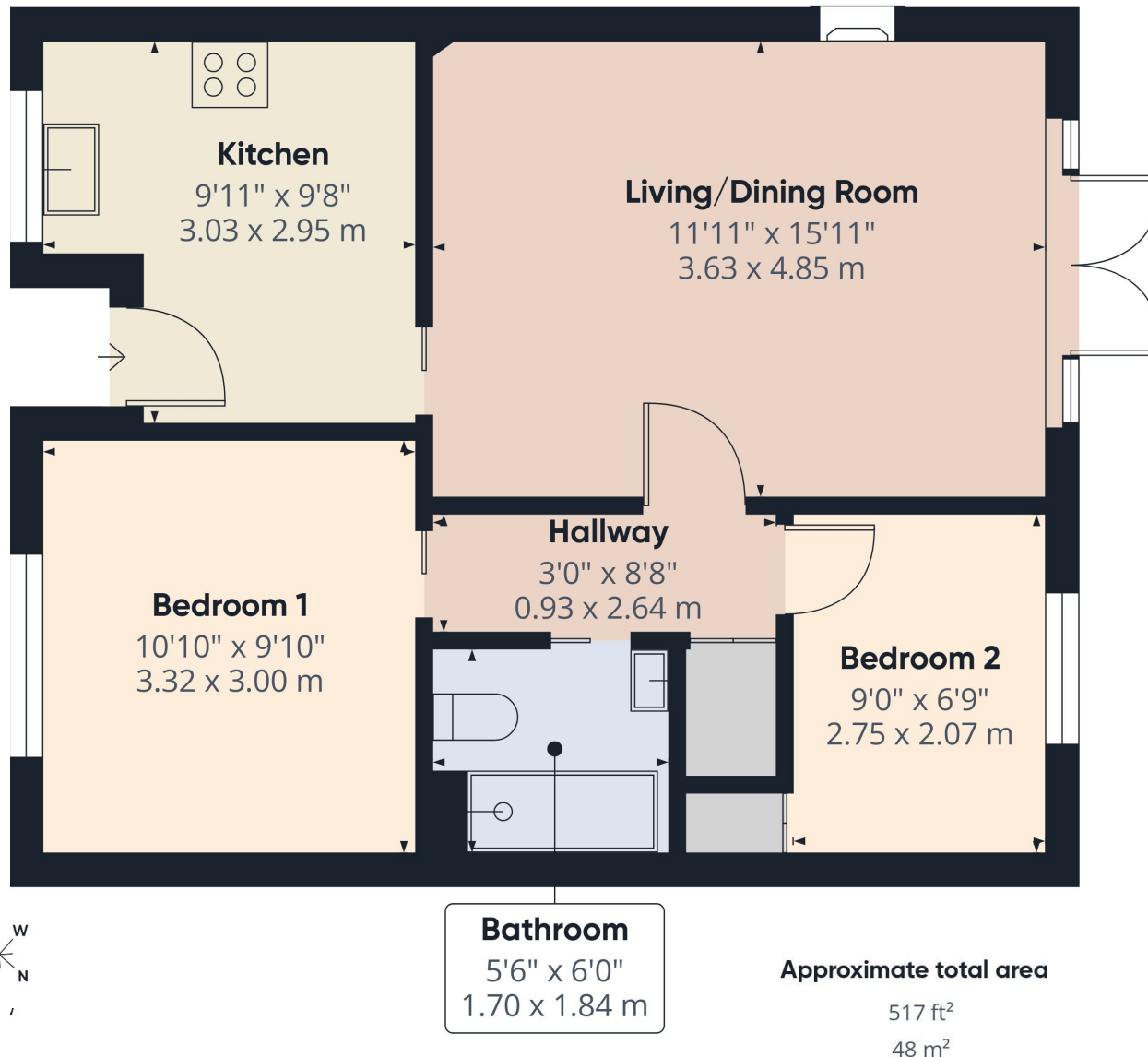
**Tenure** The property is Freehold. Annual maintenance charge of £300 P/A.

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 80        |
| (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 |         |           |



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**