

303 High Street, Cottenham  
Cambridge, CB24 8TX

**Guide price £265,000**

## 303 High Street, Cottenham

- Semi-detached cottage
- 2 bedrooms
- Large kitchen
- Refitted shower room
- Garden
- No chain

An attractive and extended two bedroom semi-detached cottage, in a popular village, overlooking the Memorial and available with no chain.

This pretty cottage would be an excellent first-time or investment purchase, it has been successfully let for many years and also maintained to a good standard throughout. It has been extended at the back and now provides, downstairs, a living room, an inner hall with a staircase and a cupboard under, and the refitted shower room with a large shower and WC. Beyond the hall and at the rear of the house is a good-sized kitchen/dining room with useful utility cupboard doors to the garden and a side door to the front passageway. Upstairs there are two bedrooms.

Most of the windows are double glazed and there is gas central heating and a combi boiler.



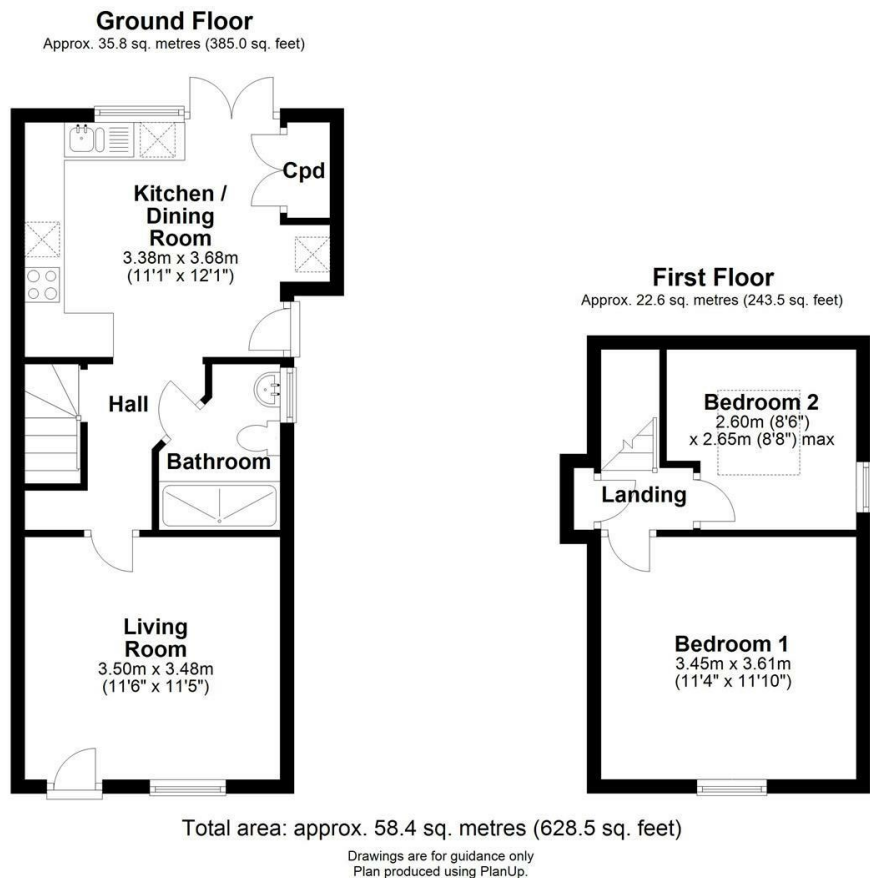


Outside there is a useful side access to the kitchen. The rear garden is low maintenance, paved, and enclosed by walling and fencing. Parking is available opposite on a first come first served basis.

Cottenham is a large, well-served village north of Cambridge, it has a variety of shops and facilities as well as pubs and restaurants. There is schooling for all ages and a large recreation ground. Cottenham is well placed for access to Cambridge Science park, A14, and the railway station at Waterbeach. SATNAV: CB24 8TX  
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Floor Plan



Council tax band: C  
Tenure: Freehold

Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

