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Lambs Row

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An attractive and much improved 2 bed Victorian cottage with a garden and garage. The property is tucked away on a traffic-free lane close to the heart of this ever popular village.

Guide Price:  
£250,000

Lambs Row, Cottenham,  
CB24 8TD



This charming, mid-terrace cottage is well-positioned less than a 2 minute walk from Cottenham's High Street. The property has been subject to various improvement works over the past 5 years; additions include a new roof, Worcester-Bosch combi-boiler, refitted kitchen and bathroom.

On the ground floor is a sitting room with an open fireplace, contrasted by exposed brickwork. The kitchen/dining room is finished with terracotta floor tiling and benefits from the morning sun. The kitchen itself has been fitted with a stylish range of units and a solid oak worktop; integrated appliances include a dishwasher and 4-ring gas hob with extractor over. The bathroom has been updated and is complemented by attractive tiling. Completing the ground floor accommodation is a utility/storage area which lends scope for a new owner to change.

Upstairs are 2 bedrooms, the master being particularly spacious and benefiting from southerly aspects. The loft is partially boarded and has lighting.

Outside the property benefits from a gravelled driveway with access to a large garage with solar lighting. The front garden is south-west facing, well tended and has a storage shed. No's 4 and 5 have a pedestrian right-of-way across the pathway to the front and rear of No.3.







61 sqm / 664 sqft

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77 sqm / 0.01 acre

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Mid terraced house

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2 bed, 1 recep, 1 bath

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Garage

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1900

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EPC - C / 73

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Council tax band - C

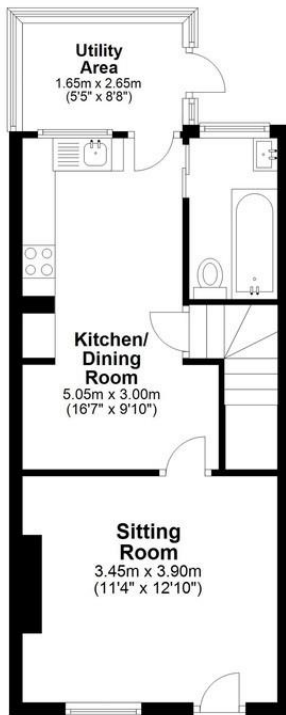
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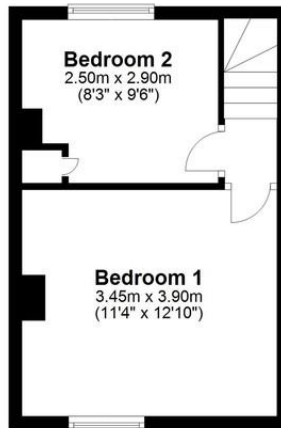
## Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



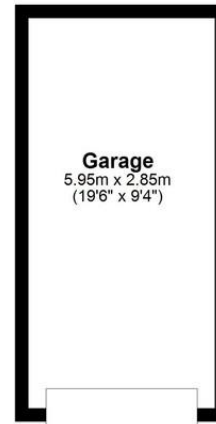
## First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



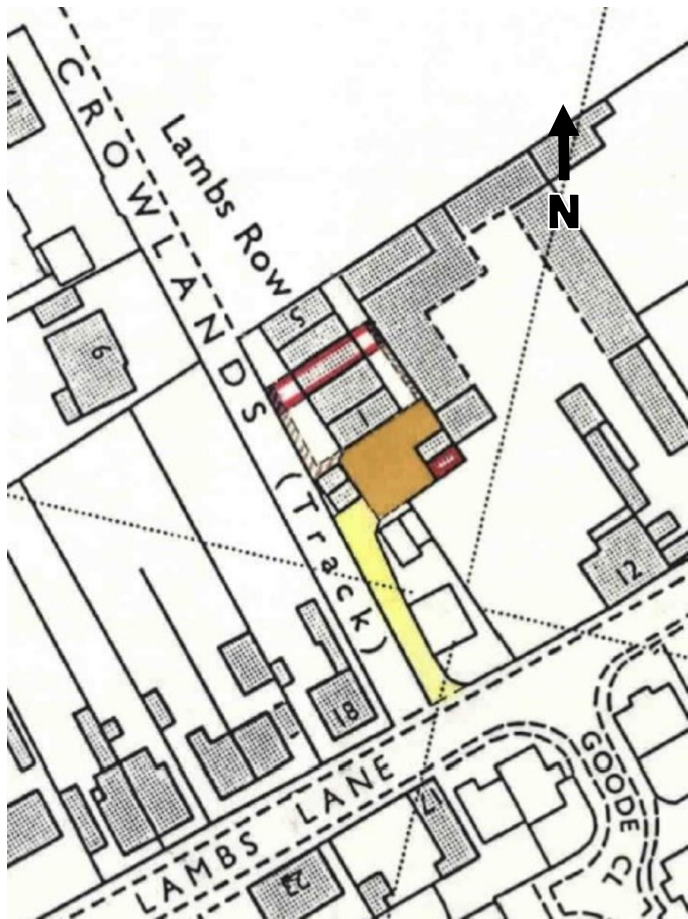
## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



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, Premier Express, Post Office and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Cottenham boasts 4 Public houses and various restaurants including a Chinese takeaway and an award-winning Indian Restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as good.

Cambridge is easily accessible with cycle paths back to the city, a regular citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

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