



**BEE  
MOVING  
SOON**



**Troy Cottage High Street, Whittlesford CB22 4LT**

**£400,000**

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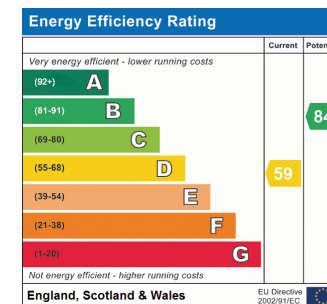


Set back from the High Street in the centre of, this most highly requested and popular village is this idyllic character two bedroom cottage with all the charm and elegance you would want from a period village home. This property is presented to a very high standard and offers practical, bright and spacious living accommodation with two main reception rooms, re-fitted kitchen, utility area, two generous double bedrooms, well appointed four piece bathroom suite, courtyard garden and parking.

Whittlesford, is one of South Cambridgeshire's most highly requested villages, the village is popular with first time buyers and retired couples alike with a range of village facilities including, local shop, school, restaurant, public house and Whittlesford railway station with its links into London and Cambridge.

## Main Features

- Period Property
- Re-Fitted Kitchen
- A Must To View
- Sq Ft - 916.7
- Two Reception Rooms
- First Floor Bathroom
- Council Tax Band - E
- Two Double Bedrooms
- Popular Village
- EPC D / 59



### Disclaimer Property Details

Bee Moving Soon has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



## Ground Floor

### Entrance Hallway

Double-glazed window to side aspect, coved ceiling, stairs rising to first floor, doors leading to.

### Lounge

12' 7" x 12' 6" (3.84m x 3.80m)

A real friendly and warm room, double-glazed window to front aspect, double-glazed patio doors leading to a generous terrace seating area, coved ceiling, feature exposed chimney breast with inset coal effect gas fire, under stairs storage cupboard, radiator.

### Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)

A generous sized second reception room with double-glazed window to front aspect, feature exposed brick fireplace with inset gas fire, tiled flooring, radiator.



### Kitchen

12' 8" x 9' 5" (3.87m x 2.86m)

Dual aspect room with double-glazed windows to side and rear aspects, re-fitted kitchen with range of gloss fitted wall and base units incorporating fitted appliances, oven, hob, extractor, fridge, freezer, dishwasher, single sink drainer with mixer taps, down lights, wooden effect flooring, door to utility room, radiator.

### Utility Room

Double-glazed door to side aspect, wooden effect flooring, plumbing for washing machine, down lights.

## First Floor

### Landing

Doors leading to.

### Bedroom One

12' 8" x 12' 5" (3.85m x 3.79m)

Dual aspect room with double-glazed windows to front and rear aspects, featured fireplace with tiled surround and wooden mantel, wardrobe with shelving and storage space, radiator, loft access.



### Bedroom Two

12' 7" x 9' (3.83m x 2.75m)

Double glazed window to front aspect, fitted wardrobes with shelving, hanging and storage space, radiator.

### Bathroom

Double-glazed window to rear aspect, a well-appointed four piece suite comprising of low level w/c, wash hand basin inset in vanity unit, range of bathroom furniture incorporating storage draws, bath, shower cubicle, heated towel rail and radiator, part tiled walls and tiled floor.

### To The Front Of The Property

Enclosed by dwarf picket fencing with access gate, entrance pathway with a wide selection of mature plants and shrubs including a wide selection of rose bushes.

### Garden

Enclosed rear courtyard garden which is majority patio paved with further area of artificial turf, raised beds with a wide selection of flowers and shrubs, timber framed shed, side access gate.

### Parking

Gravel area to the front of the property providing two parking spaces.

