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The Property Misdescriptions Act

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Cunningham Close, Cambridge, CB4 2DN



pocock & shaw

Residential sales, lettings & management

3 Cunningham Close
Cambridge
CB4 2DN

An extended and very spacious end of terraced house enjoying a cul de sac position off Brimley Road

- Extended end terrace property
- 17' x 17' Living Room
- 15'3 Kitchen/Breakfast Room
- 17' Main bedroom with en suite shower room
- Family bathroom
- Useful store room
- Gas central heating
- Double glazing
- 73' rear garden and driveway parking
- No upward chain.

Offers around £420,000



Cunningham Close is a small cul-de-sac situated off Brimley Road, in turn off Carlton Way about 2 miles north of the city centre, close to local shops and other facilities including bus routes. It is well placed for access not only to the city centre but also Cambridge North Rail Station, Science and Business Parks, Regional College and principal road routes including the A14.

This 1950s semi detached house has a two storey extension to the side and a single storey rear extension and provides spacious accommodation with large well proportioned rooms. In particular, the living room and main bedroom are exceptionally roomy. The house is also well presented and the kitchen is very well fitted. The house is equipped with sealed unit double glazing and gas central heating with a recently fitted condensing boiler. The rear garden is also of good size.

GROUND FLOOR

ENTRANCE HALL with upvc entrance door, porcelain tiled floor, radiator, deep built in store/cloaks cupboard, door to

KITCHEN/DINING ROOM 25' 3" (7.7m) overall comprising

DINING AREA 17' x 9' 6" (5.18m x 2.9m) average with porcelain tiled floor, radiator, built in store/meter cupboard, store/airing cupboard with radiator, door to staircase, low energy spotlights and opening to

KITCHEN AREA 11' x 8' (3.35m x 2.44m) with work surfaces with range of good quality hardwood fronted cupboards and drawer unit below, integrated dishwasher, integrated washing machine and fridge, fitted stainless steel Bosch oven and gas hob unit with stainless steel hood above, breakfast bar, splashbacks to match work surfaces, range of wall cupboards with underlighting, velux roof light, porcelain tiled floor and double glazed door and window to rear garden.

LARGE WELL PROPORTIONED LIVING ROOM 17' x 17' 1" (5.18m x 5.21m) with laminate flooring, two radiators, four wall light points, coving, attractive fireplace with living flame gas fire and double glazed double doors to rear garden, windows to front.

FIRST FLOOR

LANDING with coving and door to

STORE ROOM 5' 2" x 2' 5" (1.57m x 0.74m) with window to rear, radiator, lighting.

LARGE FRONT BEDROOM 1 17' x 11' 3" (5.18m x 3.43m) narrowing to 10'5 with built in wardrobe cupboard, coving, radiator, access to loft and door to

EN SUITE SHOWER ROOM with window to rear, fully enclosed and tiled shower cubicle with chrome shower unit, vanity wash handbasin with tiled splashbacks and mirror over, wc, chrome heated towel rail, extractor fan.

FRONT BEDROOM 2 10' 7" (3.23m) widening to 13'11 x 8'8 with radiator, coving, built in wardrobe cupboard, spotlights.

REAR BEDROOM 3 7' 8" x 8' 1" (2.34m x 2.46m) with radiator and cupboard housing Worcester combination boiler serving central heating and hot water.

BATHROOM with window to rear, 'P' shaped bath with glass screen and door over, chrome shower unit, fully tiled surround, vanity wash handbasin, wc, half tiled walls, chrome heated towel rail, extractor fan.

OUTSIDE Front area with shrubs and gravelled parking for several vehicles. Good sized enclosed rear garden about 7'3 deep x 32' wide enclosed by fencing with full width patio, lawn, shrubs and hedging, garden shed and side gate. Outside tap, lighting and power point.

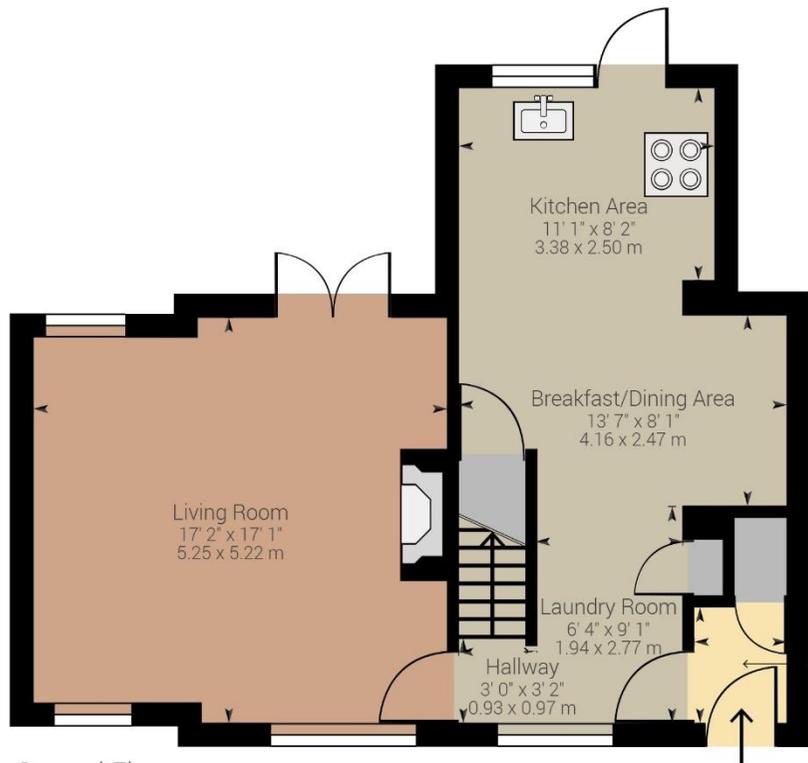
SERVICES All mains services.

TENURE The property is Freehold

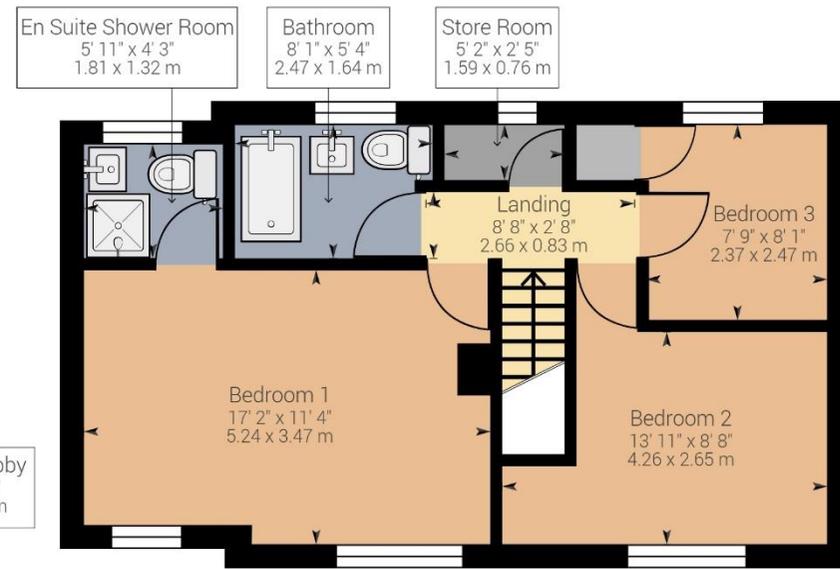
COUNCIL TAX Band C

VIEWING By arrangement with Pocock and Shaw





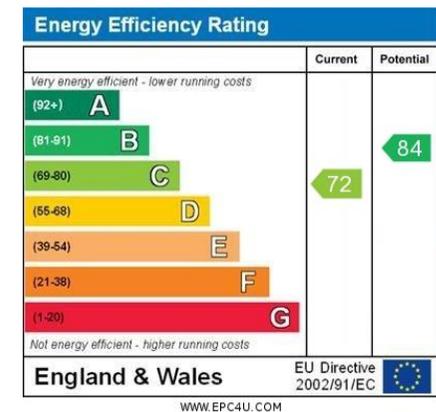
Ground Floor



1st Floor

Approximate net internal area: 1095.15 ft² / 101.74 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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