



Cliveden Close, Cambridge, CB4 3LX



pocock & shaw

Residential sales, lettings & management

4 Cliveden Close  
Cambridge  
CB4 3LX

A three bedroom mid terrace house set within this popular residential area off Histon Road

- Light and airy accommodation
- Sought after location
- 3 first floor bedrooms
- First floor bathroom
- Good sized sitting/dining room
- Gardens to front & rear
- Double glazing
- Gas central heating
- Garage in nearby block
- No upward chain

Offers around £415,000



Cliveden Close is a quiet cul-de-sac situated off Tavistock Road, in turn off Carisbrooke Road off Histon Road about two miles north of the city centre and convenient for access to the Science Park, A14, a range of local services and shops and the city centre itself. The well regarded Mayfield Primary School is a short walk away. The property is also in the catchment area of The University of Cambridge Primary School.

This well- proportioned mid terrace house offers light and airy accommodation throughout as well as a rear garden with a good degree of privacy and a garage en bloc.

The property would now benefit from some updating and viewing comes highly recommended. In detail the accommodation comprises;

## GROUND FLOOR

Part glazed upvc front door and side panel to

**PORCH** with lighting, quarry tiled flooring, fluted glass door and side panel to

**SPACIOUS RECEPTION LOBBY** 9' 2" x 8' 10" approx (2.79m x 2.69m) with window to front, coathooks, radiator, stairs to first floor, built in cupboard with sliding doors housing the British Gas 330 high efficiency condensing boiler.

**SITTING/DINING ROOM** 22' 7" x 8' 11" (6.88m x 2.72m) widening to 10'6 with double glazed window to front and rear, serving hatch to kitchen, inset real flame effect contemporary electric fireplace, two radiators, two pendant lights on dimmer controls.

**KITCHEN** 10' 4" x 7' 1" (3.15m x 2.16m) widening to 10'1 at door areas with part (triple) glazed door and window to garden, built in cupboard, stainless steel sink unit and drainer with space and plumbing for washing machine, space for electric cooker with extractor hood over, radiator, roll top work surfaces with tiled splashbacks, space for fridge/freezer, serving hatch to sitting/dining room.

## FIRST FLOOR

**LANDING** with loft access hatch, doors to

**BEDROOM 1** 12' 2" x 10' 8" (3.71m x 3.25m) with window to front, radiator, built in wardrobes with dressing table and mirror over to part of one wall, radiator.

**BEDROOM 2** 11' 8" narrowing to 9'3" x 10' 6" (3.56m x 3.2m) with windows to rear with views to garden, radiator.

**BEDROOM 3** 9' 6" x 8' 11" (2.9m x 2.72m) with window to front, radiator.

**BATHROOM** with window to rear, panelled bath with part tiled surround, wc, wash handbasin with part tiled wall behind, radiator, airing cupboard with lagged hot water tank and slatted wood shelving.

**OUTSIDE** Open plan front garden area with lawn, well stocked flower and shrub borders and path to front door. Could be paved to create a driveway parking space. North westerly facing rear garden 40ft approx. with paved patio area adjacent to the rear of the property leading onto a shaped lawn with path, flower and shrub borders including lilac and rose, timber shed. Rear retaining hedge and gate to garage. The property benefits from one garage with a new up and over door being fitted in the last few years.

## AGENTS NOTE

Another garage in the block is possibly available to purchase under separate negotiation for the sum of £10,000.

**SERVICES** All mains services


**TENURE** The property is Freehold

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>86</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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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

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