



Gainsborough Close, Cambridge, CB4 1SY



pocock & shaw

Residential sales, lettings & management

18 Gainsborough Close
Cambridge
Cambridgeshire
CB4 1SY

A superbly presented and upgraded two bedroom end terrace house in a quiet and conveniently placed cul de sac to the north of the city

- Refurbished and upgraded 2 bedroom house
- End of terrace- cul de sac position
- Fantastic attention to detail
- Totally re-wired throughout
- New gas central heating boiler and system
- New bathroom and kitchen
- Karndean flooring to ground floor
- Landscaped gardens
- Garage en- bloc close by
- Ultra- fast broadband up to 1Gb/s
- No upward chain

Guide Price £385,000



Gainsborough Close is a small and quiet cul-de-sac tucked away at the top of Green Park which is off Green End Road and close to Milton Road. The property is conveniently situated on the north side of the City for easy access to the A14 and is under a 10 minute walk to the Science Park and the Cambridge North Railway station. Local shopping facilities are available at the Arbury Road/Milton Road junction with primary schooling on Milton Road. The river, Midsummer Common, City centre and many other facilities (including University sites) can soon be reached by bicycle or by car.

This beautifully presented superb end terrace house has recently undergone a comprehensive programme of refurbishment to include: a new kitchen with generous breakfast/dining bar; a new bathroom with thermostatic shower unit; a complete property re-wire with many extra sockets added; mains operated smoke alarm system on both floors; a totally new central heating system including a Worcester Bosch combination gas central heating boiler with under warranty until December 2028; Bosch white goods and appliances; recessed LED spotlights throughout the house; an easy-access all-boarded loft space providing lots of storage with centre - pivot window to rear; built-in wardrobes to both bedrooms; oak-fronted internal doors for aesthetics and sound- proofing; all windows re-glazed throughout, new guttering, soffits and fascia boards, landscaped external areas including a lovely sunny enclosed rear garden.

Viewing is essential if the property is to be fully appreciated. The accommodation in detail comprises:

GROUND FLOOR

Part glazed with full length glazed side panel to

ENTRANCE HALL with radiator, stairs to first floor, Karndean vinyl flooring, opening onto

SITTING/DINING ROOM/BREAKFAST ROOM 15' 6" x 14' 1" (4.72m x 4.29m) a lovely room with double glazed sliding patio doors and glazed side panels opening to rear garden, further window to side, two radiators, deep (90cm) breakfast/dining area (extension of kitchen worktop) with pendant lighting over; recessed ceiling spotlights, TV point, Karndean vinyl flooring. Recess to:

SEMI-OPEN PLAN KITCHEN AREA 10' 1" x 7' 2" approx (3.07m x 2.18m) well planned area with a comprehensive range of newly fitted white high gloss wall and base units with work surfaces and tiled splashbacks; pull-out shelved drawer unit, stainless steel sink unit and drainer with mixer taps; Bosch washer/dryer, adjacent fridge/freezer, integrated dishwasher, integrated induction hob with stainless steel chimney extractor hood over and electric oven below. All appliances/white goods are new and unused. Newly fitted Worcester gas combination boiler with Honeywell Home wireless thermostat control; Karndean vinyl flooring; recessed ceiling spotlights.

FIRST FLOOR

LANDING with loft access hatch (pull down ladder to boarded loft space with velux window); recessed ceiling spotlights; double doors opening onto a useful linen/storage cupboard with built in shelving, doors to

BEDROOM 1 14' 2" x 12' 8" (4.32m x 3.86m) to wardrobes narrowing to 9'2 large and bright room with windows to two aspects, two radiators, mirror fronted soft close sliding doors to built in wardrobe with hanging rail, drawer unit and shelving, recessed ceiling spotlights.

BEDROOM 2 9' 11" x 7' 9" (3.02m x 2.36m) with window to front overlooking small garden area, mirror fronted soft close sliding doors to built in wardrobe with hanging rail, drawer unit and shelving, radiator, recessed ceiling spotlights.

BATHROOM newly tiled bathroom with window to front, 'P' shaped bath with fully tiled surround, chrome shower unit with mixer taps and glass shower screen over, vanity wash handbasin and adjacent wc with concealed cistern; chrome heated towel rail; fully tiled walls; recessed ceiling spotlights; extractor fan; Karndean vinyl flooring.



OUTSIDE Open green area to front of property with cherry, silver birch and rowan trees. Landscaped front garden area with paved pathway to front door and adjacent gravelled area, stone edged flower border and evergreen hedging, outside tap and gas meter. The south westerly facing rear garden (28ft approx.) has been attractively landscaped with a paved patio area adjacent to the rear of the property leading onto a lawn with stone edged flower and shrub borders (honeysuckle, roses etc) laburnum tree, with gate to rear pedestrian passageway.

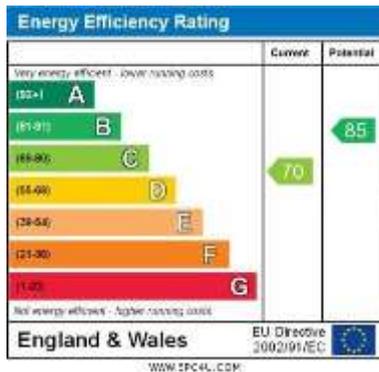
Single garage in nearby block

SERVICES All mains services

TENURE The property is Freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw



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