



Harding Way, Cambridge, CB4 3RR



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Residential sales, lettings & management

68 Harding Way
Cambridge
CB4 3RR

A spacious 3 bedroom detached house in a quiet and popular residential area just to the north of the city centre

- Detached 3 bedroom house
- Convenient and Sought after location
- 22'0" Living Room
- Kitchen/breakfast room
- Real lobby with access to attached garage
- Cloakroom
- Gas central heating & double glazing
- Scope to extend
- Southerly facing rear garden
- No upward chain

Guide price £550,000



Harding Way is situated in an established and popular residential area about 1.5 miles north of Cambridge city centre. There are good local facilities serving the district including shops catering for most day-to-day needs, both primary and secondary schools and there is easy access into the city centre. The location should also prove convenient for anyone needing access to the Science & Business Parks off Milton Road and the recently opened Cambridge North railway station at Chesterton. The property is also well-placed for access to the A14 linking with the A1, M1 & M11.

This well-proportioned family house offers great scope for any purchaser to update as desired as well as offering the potential to convert the garage into living accommodation and to extend further subject to any necessary consents.

In detail, the accommodation comprises;

GROUND FLOOR

RECESSED PORCH with timber front door and glazed side panel to

RECEPTION HALL with stairs to first floor, radiator, door to understairs cupboard with electric meter and clothes hanging rail.

CLOAKROOM high level single glazed window to front, wc.

LIVING ROOM 22' 0" x 12' 5" (6.71m x 3.78m) with window to front and large window to rear with views to garden, two radiators, wall mounted gas fire, wall uplighters.

Agents note; there is the original Parquet flooring in the hall and the full length of the living room under the carpet

KITCHEN/BREAKFAST ROOM 15' 7" x 12' 1" (4.75m x 3.68m) with window to rear with views to garden, window to side, range of fitted base units, stainless steel sink unit with double drainer, space and plumbing for washing machine. Gas cooker to remain. Wall mounted Vaillant gas central heating boiler, built in corner pantry-

cupboard, space for fridge/freezer, ceramic tiled flooring, part glazed door to rear lobby area (see later)

REAR LOBBY AREA Door to rear garden, two recessed storage bays/cupboards, door to kitchen and opening onto the

ATTACHED GARAGE 13' 10" x 7' 10" (4.22m x 2.39m) with aluminium up and over door, gas meter, power and lighting.

FIRST FLOOR

LANDING Good sized landing with window to front, loft access hatch, linen cupboard with slatted wood shelving and electric panel heater.

BEDROOM 1 12' 5" x 11' 2" (3.78m x 3.4m) window to rear with views to garden, radiator, double doors to built in wardrobe cupboard with hanging rail and shelving.

BEDROOM 2 12' 4" x 8' 0" (3.76m x 2.44m) window to side, radiator, double doors to built in wardrobe cupboard with hanging rail and shelving.

BEDROOM 3 12' 1" x 9' 8" (3.68m x 2.95m) window to rear with views to garden, radiator.

BATHROOM window to side, panelled bath with part tiled surround, wc, vanity wash handbasin with mirror over, radiator, part tiled walls.

OUTSIDE The property is set back from the road with a mainly lawned front garden behind a low brick retaining wall and various shrub bushes. Driveway providing off road parking for one vehicle, lilac hedge, path to front door.

50ft x 36ft approx **rear garden** with a gravelled area by the rear lobby leading onto a small paved area adjacent to the rear of the house which in turn leads onto a mainly lawned rear garden with stepping stone path and well stocked flower and shrub borders and evergreen screening to rear boundary. The whole offering a sunny southerly aspect and a high degree of privacy.



COUNCIL TAX Band E

SERVICES All mains services.

TENURE The property is Freehold

VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.e.cad.com			

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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Ground Floor Building 1

Approximate total area⁽¹⁾

1209.23 ft²
112.34 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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