



York Terrace, Cambridge, CB1 2PR



pocock & shaw

Residential sales, lettings & management

36 York Terrace
Cambridge
CB1 2PR

A charming 2 bedroom period house in this small residential terrace in a highly sought after and convenient city location

- 2 bedroom period house
- Sought after near-central location
- Many appealing features
- Spacious first floor bathroom
- Shaker style fitted kitchen
- Gas central heating
- Mainly Sash windows
- 70ft rear garden
- No upward chain
- Viewing highly recommended

Offers around £450,000



York terrace is a small residential cul-de-sac located in a convenient and popular location about 1.25 miles east of the City centre. The property is well placed for shops including the Grafton Centre and the Beehive Shopping Centre as well as the eclectic mix of shops/restaurants on Mill Road. Both mainline rail and bus stations are easily accessible.

This charming period property is arranged over two floors and is well presented throughout with many appealing features. The accommodation includes a sitting and dining room with fireplaces and stripped pine floorboards, a shaker style fitted kitchen with views and french doors to garden, two first floor bedrooms and a spacious bathroom.

Externally, the property benefits from a good sized mainly lawned garden with raised patio.

In detail the accommodation comprises:

GROUND FLOOR

Front door with fanlight over to

SITTING ROOM 12' 5" x 9' 11" (3.78m x 3.02m) with sash window to front, feature period fireplace with tiled hearth, radiator, cable TV point, pine timber floorboards.

DINING ROOM 10' 1" min x 9' 9" (3.07m x 2.97m) with sash window to rear, feature period fireplace with tiled hearth, stairs to first floor, radiator, pine timber floorboards, understairs cupboard with lighting and coathooks, door to

KITCHEN 11' 1" x 6' 3" (3.38m x 1.91m) with window to rear with views to garden, double glazed French doors to garden. Excellent range of Shaker style fitted wall and base units with roll top work surfaces and tiled splashbacks, built in AEG electric hob with Candy electric oven below and stainless steel chimney extractor hood over, space and plumbing for washing machine, space for under counter fridge, stainless steel sink unit and drainer, wall mounted Vaillant gas central heating boiler, recessed ceiling spotlights, ceramic tiled flooring.

FIRST FLOOR

LANDING with loft access hatch, pine doors to

BEDROOM 1 12' 6" x 9' 7" (3.81m x 2.92m) with sash window to front, radiator.

BEDROOM 2 11' 1" x 6' 4" (3.38m x 1.93m) with window to rear, radiator.

BATHROOM 9' 10" x 7' 1" (3m x 2.16m) a spacious bathroom with sash window to rear, tongue and groove panelled bath, glass shower screen and chrome Bristaw shower unit over, fully tiled surround, recessed ceiling spotlights, wash handbasin with tiled splashbacks and mirror over, wc, exposed brick chimney breast, chrome heated towel rail.

OUTSIDE Paved area adjacent to the rear of the property leading onto a mainly lawned (east facing) rear garden with pathway, timber shed, steps to raised brick seating area, outside light, gate access to shared side passage. The neighbour to the right enjoys pedestrian access across the garden to shared covered side passage for bins/cycles etc. The whole extending to approx. 70ft.

SERVICES All mains services.

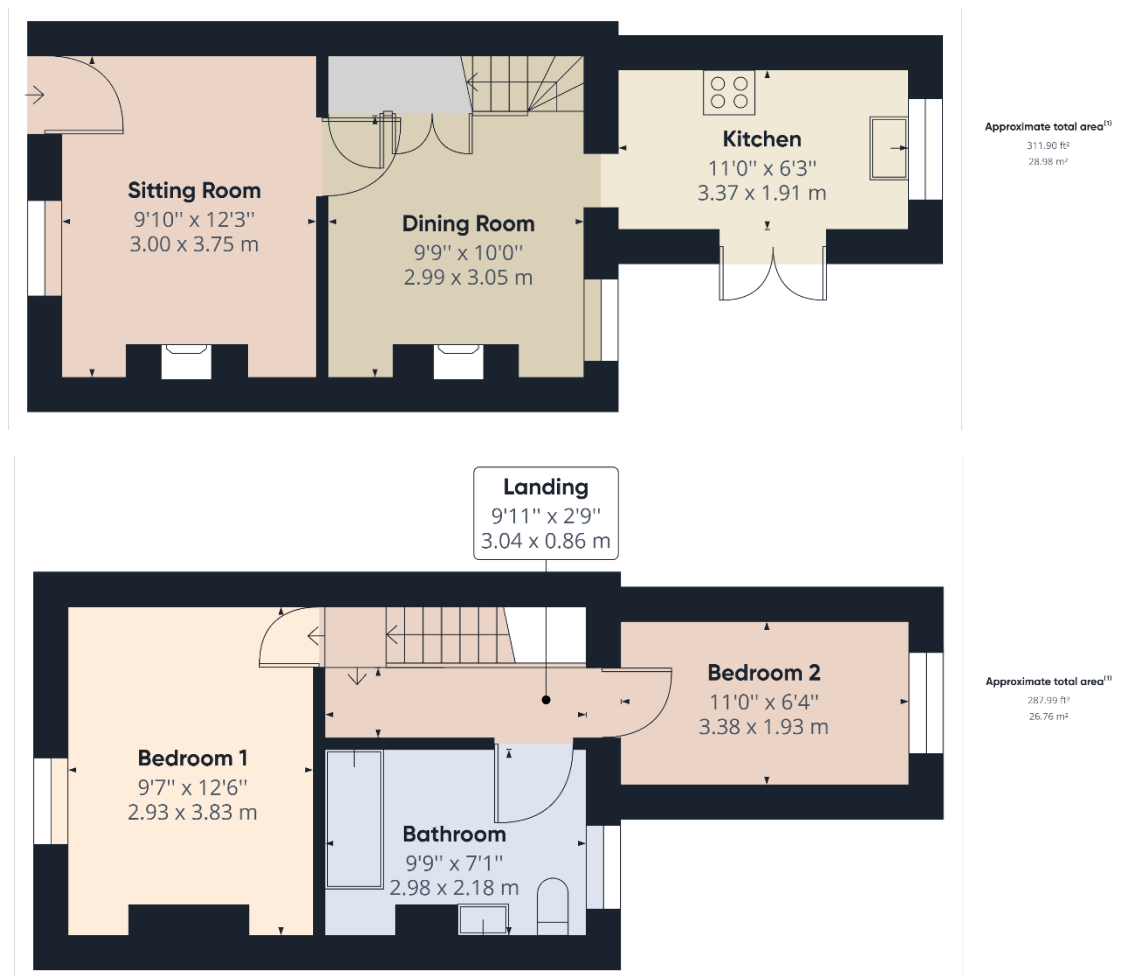
TENURE The property is Freehold

COUNCIL TAX Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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