



Lucerne Close, Cambridge, CB1 9SA



pocock & shaw

Residential sales, lettings & management

138 Lucerne Close
Cambridge
CB1 9SA

A well proportioned two bedroom mid terrace residence with an attractive landscaped rear garden in this popular residential area to the south of the city

- 2 bedroom house
- Well proportioned accommodation
- Fitted kitchen
- Sitting/dining room with access to garden
- First floor bathroom
- Gas central heating
- Double glazing
- Landscaped rear garden
- Driveway parking for two vehicles
- No upward chain

Offers around £325,000



Lucerne Close is located in a development of similar properties close to the Tesco supermarket and with easy access of the A14/M11 and Addenbrookes Hospital which is served well by a regular bus service.

The property enjoys a good position towards the end of this cul-de sac and the accommodation in detail comprises;

GROUND FLOOR

RECESSED PORCH with climbing wisteria, utility cupboard, courtesy light and part glazed door to

ENTRANCE HALL with coving, inset brush mat, wall mounted thermostatic control, door to sitting/dining room and door to

KITCHEN 8' 4" x 5' 7" (2.57m x 1.7m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with stainless steel chimney extractor hood over and electric oven below, stainless steel sink unit and drainer with mixer tap, Bosch fridge/freezer to remain. Hotpoint washing machine to remain. Wall mounted Logic gas central heating boiler, ceiling mounted spotlights.

SITTING ROOM/DINING ROOM 14' 11" x 12' 0" (4.55m x 3.66m) with upvc double glazed sliding patio door to garden, coving, radiator, dimmer switch, stairs to first floor.

FIRST FLOOR

LANDING with loft access hatch, doors to

BEDROOM 1 11' 11" x 9' 0" (3.63m x 2.74m) with window to rear with views to garden, radiator, built in pine shelved cupboard.

BEDROOM 2 11' 11" narrowing to 8'5 x 7' 9" max (3.63m x 2.36m) with window to front, radiator, picture rail, airing cupboard with lagged hot water tank and slatted wood shelving.

BATHROOM with panelled bath with tiled surround, mixer tap and shower attachment, wash handbasin with tiled splashbacks, pine shelf, mirror and striplight with shaver point over, wc, radiator, extractor fan.

OUTSIDE To the front of the property there is a tarmac driveway providing parking for 2 vehicles (a tangible benefit if looking to install an electric car charging point at a later date).

The attractive landscaped rear garden (44ft approx.) is a particular feature of the property with a York stone paved patio area adjacent to the rear of the property leading through a climber-clad arch and trellis with further York stone paved seating area at the end of the garden. Various flower and shrub borders, timber shed, rear access gate. The whole offering a good degree of privacy.

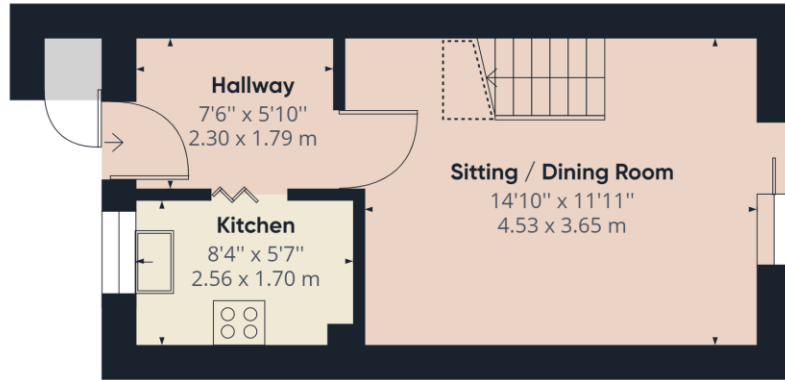
COUNCIL TAX Band C

SERVICES All mains services

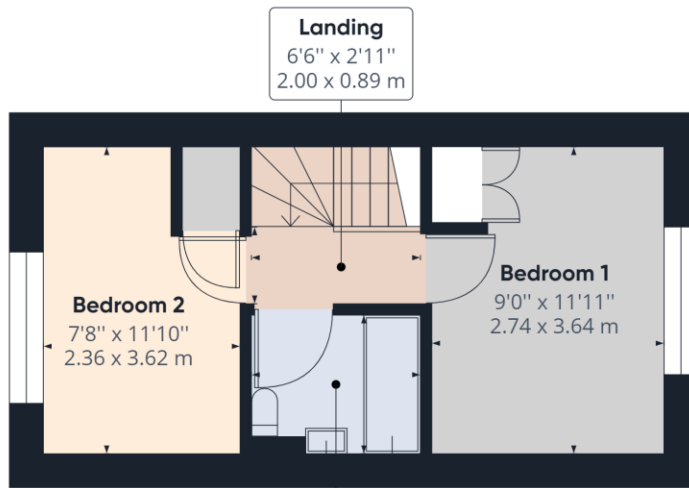
TENURE The property is Freehold

VIEWING By arrangement with Pocock & Shaw





Ground Floor Building 1



Bathroom
6'6" x 5'6"
2.00 x 1.68 m

Floor 1 Building 1

Approximate total area⁽¹⁾

532.07 ft²
49.43 m²

Reduced headroom

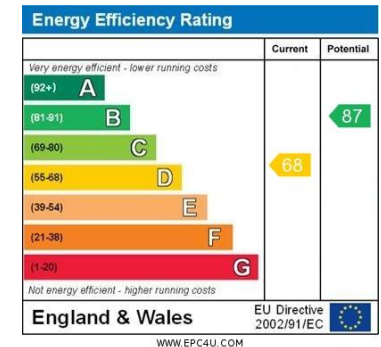
14.27 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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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