



Hardwick Street, Cambridge, CB3 9JA



pocock & shaw

Residential sales, lettings & management

35 Hardwick Street
Cambridge
CB3 9JA

A three bedroom Victorian terrace house in the highly regarded Newnham area convenient for the city centre, many of the University departments and the M11.

- Hall
- 2 Reception Rooms
- Kitchen
- 3 Bedrooms
- First floor bathroom
- Gas central heating
- Enclosed rear garden
- Situated in quiet street
- In highly regarded Newnham area

Offers around £600,000



Hardwick Street is situated off Barton Road in the heart of Newnham about 1 mile west of the City centre. It is a highly regarded area with a wide range of local amenities including a grocer, butcher, baker, co-op, Chemist and primary school. Colleges, university departments and the city centre are readily accessible by foot or bicycle, as are 'The Backs', Grantchester Meadows and Lammas Land. The location is also convenient for access to principle road routes including, the M11, A604 and A428.

Number 35 is a 3 bedroom Victorian terrace house of character and with scope to upgrade.

ENTRANCE HALL with radiator and staircase.

FRONT LIVING ROOM 13' 2" x 12' 0" (4.01m x 3.66m) with fireplace recess and radiator.

REAR RECEPTION ROOM 11' 4" x 9' 11" (3.45m x 3.02m) with radiator and double glazed double doors to garden.

KITCHEN 10' 6" x 7' 11" (3.2m x 2.41m) with work surfaces with cupboards and drawers under, fitted Hotpoint oven and Indesit electric hob, cooker hood, plumbing for washing machine and dishwasher, Worcester gas boiler, wall cupboards, radiator, vinyl floor and half glazed door to garden.

FIRST FLOOR

LANDING

FRONT BEDROOM 1 12' 11" x 10' 1" (3.94m x 3.07m) with radiator.

REAR BEDROOM 2 11' 4" x 9' 11" (3.45m x 3.02m) with radiator.

FRONT BEDROOM 3 8' 4" x 6' 4" (2.54m x 1.93m) with radiator.

BATHROOM with bath with shower above, hand basin, wc, vinyl flooring and radiator.

OUTSIDE

ENCLOSED REAR GARDEN 23' x 17' (7.0m x 5.2m)

COUNCIL TAX BAND: E - Cambridge City Council

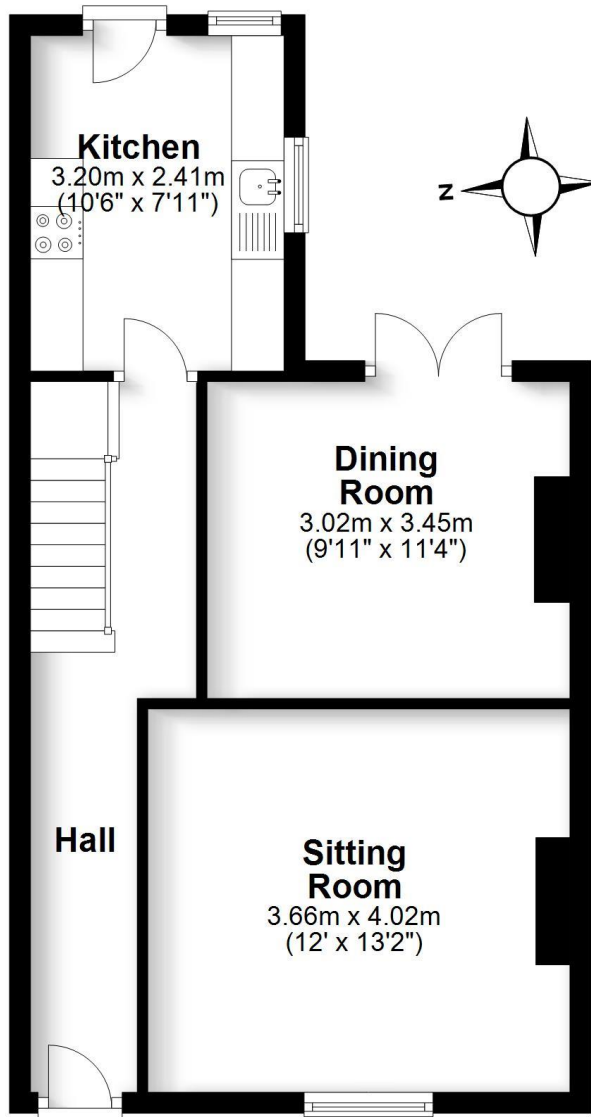
TENURE The property is freehold

VIEWING By arrangement with Pocock & Shaw



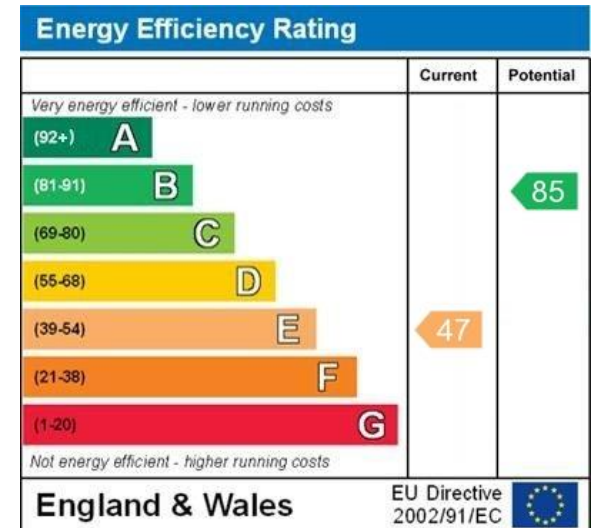
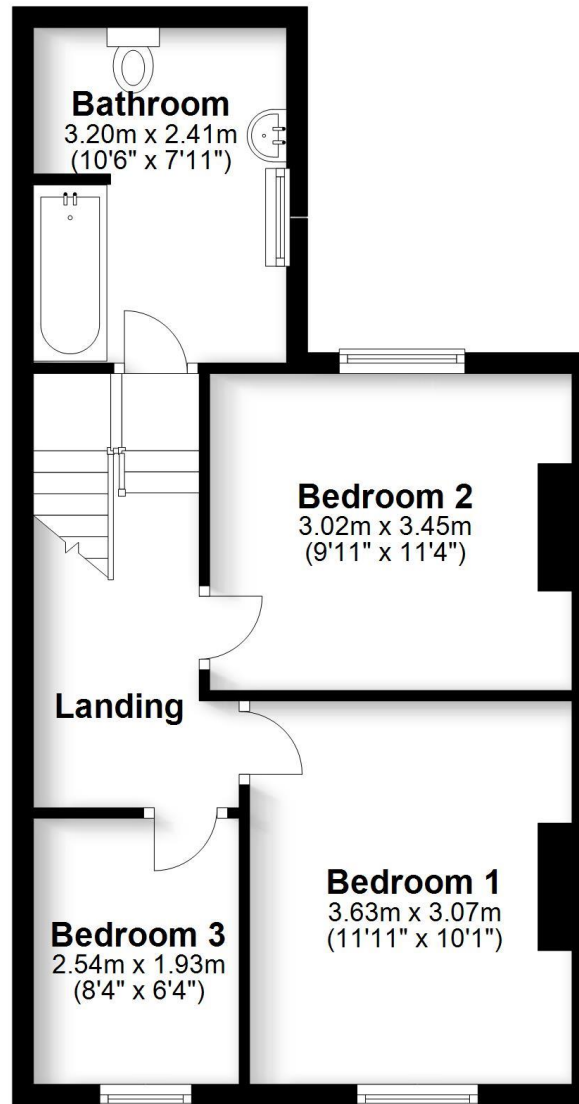
Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



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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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