



Ward Road, Cambridge, CB1 3SY



pocock & shaw

Residential sales, lettings & management

4 Ward Road
Cambridge
CB1 3SY

A well proportioned one bedroom ground floor maisonette in a popular enjoying a popular and very convenient area of the city.

- Ground floor maisonette
- Popular city location
- Bedroom with fitted wardrobes
- Fully tiled shower room
- Entrance lobby
- Fitted kitchen with built in hob/ovens
- Gas central heating
- Double glazing
- Convenient for Rail Station and Addenbrookes Hospital
- Generous rear garden with summerhouse

Offers around £230,000



Ward Road is located about 1.5 miles east of the city centre and provides convenient access to Addenbrookes Hospital/Biomedical Campus.

There are a variety of local shops nearby as well as Cambridge Leisure, including supermarkets, cinema complex, 10 pin bowling and restaurants, to the north of Cherry Hinton Road. For the commuter, Cambridge mainline railway station is within 1 mile providing services to London's King's Cross and Liverpool Street in 52 and 67 minutes respectively

Part glazed upvc front door with glazed side panel and outside light to

RECEPTION LOBBY with pine door to kitchen (see later) and pine door to shower room. Ceramic tiled flooring.

SHOWER ROOM with window to side, fully tiled walls, shower cubicle with Triton electric shower over, wash handbasin, wc, extractor fan, Dimplex wall mounted convector heater, radiator, ceramic tiled flooring.

KITCHEN 12' 4" x 9' 6" (3.76m x 2.9m) with window to rear with views to garden, good range of fitted wall and base units with work surface and tiled splashbacks, under unit lighting, built in four ring gas hob with extractor hood over and electric double oven below, recess with space for fridge/freezer, plumbing for washing machine and dishwasher, built in larder cupboard with window to side and original stone shelf, one and a quarter bowl sink unit and drainer with mixer taps, wall mounted Worcester gas combination boiler.

SITTING ROOM 12' 4" x 11' 4" (3.76m x 3.45m) with bow window to front, picture rail, wall mounted downlighter spotlights, radiator, pine door to

BEDROOM 9' 1" x 11' 8" (2.77m x 3.56m) with window to rear with views to garden, built in bedroom furniture including wardrobes and shelving to one wall, radiator, picture rail.

OUTSIDE Attractive front garden area laid to lawn with flower/shrub borders set behind a timber picket fence.

Enclosed rear garden with keycode entrance gate, mainly paved with timber decked area. Summerhouse and two sheds. Summerhouse and one of the sheds has electricity. Further external power points in garden. The whole extending to approximately 60ft and offering a good degree of privacy.

SERVICES All mains services.

TENURE The property is Leasehold with 100 years remaining expiring 14 June 2117. Service charge for 2017/2018 £290.09. Ground rent £10 p.a.

COUNCIL TAX Band B

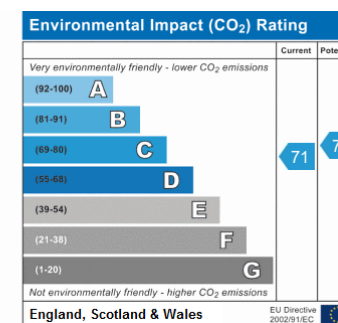
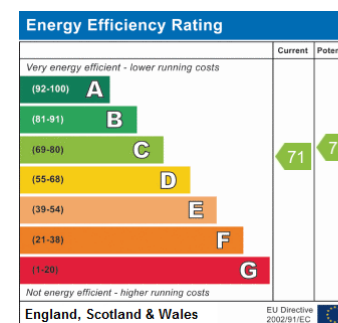
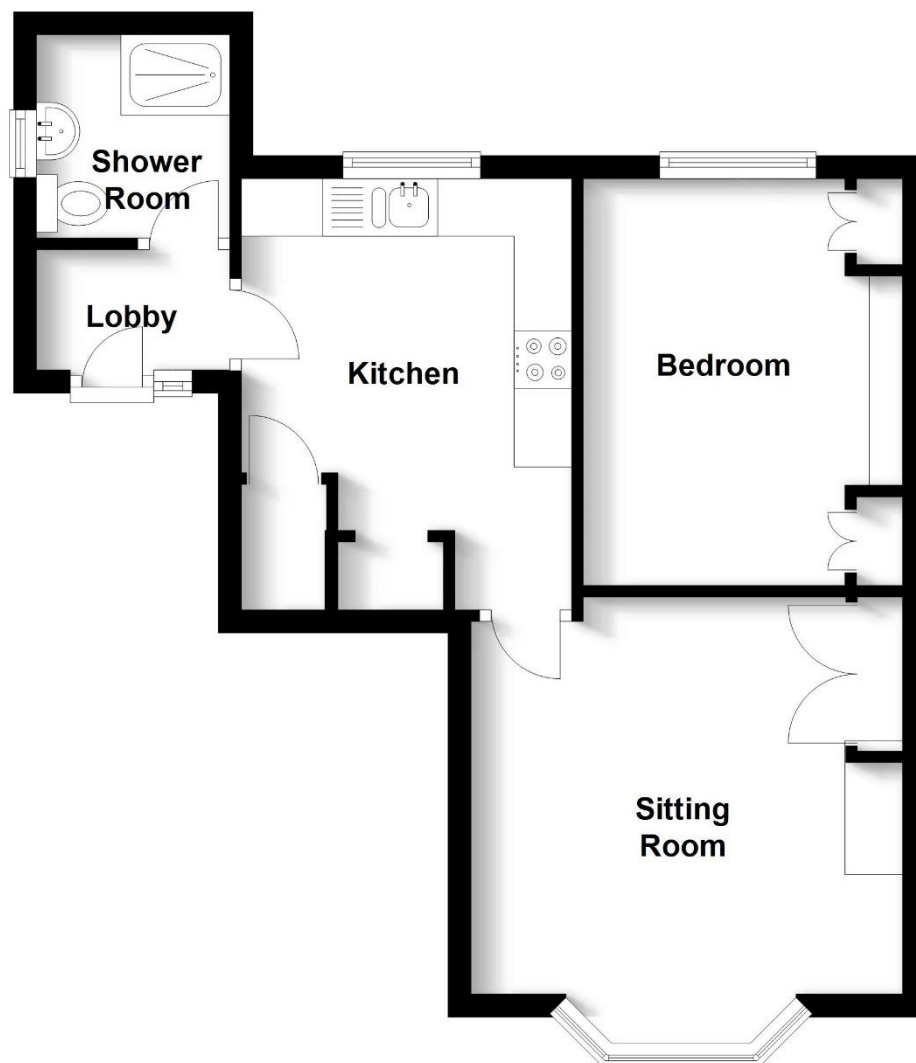
VIEWING By arrangement with Pocock and Shaw

KBG/17002



Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



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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