



Bourne Road, Chesterton, CB4 1UF

24 Bourne Road
Chesterton
Cambridge
CB4 1UF

A 3 bedroom semi detached house set within a sought after development convenient for the Cambridge North Railway station and access to the river and city centre.

- 3 Semi- detached house
- Sought after location
- Convenient for Cambridge North railway station
- Porch extension and rear utility area
- Annexe potential
- Sitting room and dining room
- Fitted kitchen
- Driveway parking
- 19' 7 ft Garage
- Enclosed sunny rear garden

Guide Price £435,000



Bourne Road is a quiet road situated off Cheney Way, in turn off Fen Road, less than 2 miles north east of the city centre and very close to the River where there are attractive walks and easy access on cycle or foot over Stourbridge and Midsummer Commons to the centre of Cambridge. There are local amenities within the area and the property is well placed for the nearby Science/Business Parks as well as the A14. Cambridge North railway station with direct trains to London, the guided busway and local bus services are all a short walk away.

The property has been extended with a spacious porch and a utility area behind the generous garage - this area could offer annexe potential if desired and viewing comes highly recommended.

In detail the accommodation comprises;

PORCH 7' 2" x 4' 11" (2.18m x 1.5m) with part-glazed upvc entrance door and glazed side panel

ENTRANCE HALLWAY with stairs to first floor, understair cupboard, radiator

SITTING ROOM 13' 5" (narrowing to 11'11") x 13' 7" (4.09m x 4.14m) with large window to front, radiator, opening onto the;

DINING AREA 9' 5" x 8' 9" (2.87m x 2.67m) with double glazed sliding doors to lean-to conservatory, radiator

LEAN-TO CONSERVATORY 9' 3" x 8' 3" (2.82m x 2.51m) with lighting, glazed sides and double doors opening onto rear garden

SIDE LOBBY with door to understair cupboard, door to garage, opening onto;

UTILITY AREA 8' 6" x 4' 5" (2.59m x 1.35m) with window and part-glazed door to rear, stainless steel sink unit and drainer, with unit below, space and plumbing for washing machine, power and lighting, further RECESSED AREA (8'10" X 3'9") with built- in shelf space for fridge/freezer.

CLOAKROOM with window to rear, wc

FIRST FLOOR

LANDING with window to side, loft access hatch, double doors to built in airing cupboard with slatted wood shelving, Worcester gas heating boiler and factory lagged hot water tank, doors to;

BEDROOM 1 12' 1" x 11' 4" (3.68m x 3.45m) with window to front, sliding doors to built-in wardrobe cupboard, radiator.

BEDROOM 2 11' 4" x 8' 10" (3.45m x 2.69m) with window to rear, sliding doors to built in wardrobe cupboard, radiator.

BEDROOM 3 8' 8" x 8' 1" (2.64m x 2.46m) with window to front, radiator

BATHROOM with window to rear, panelled bath and Mira electric shower over, fully tiled walls, wash hand basin, radiator, wall mounted electric bar heater.

SEPERATE WC with window to side, WC,

OUTSIDE block paviour driveway to front providing parking for several vehicles, adjacent gravelled landscaped area with flower/shrub border (could be used as an additional car parking space) - the whole set behind a low brick retaining wall.

Attached **BRICK BUILT GARAGE** (19'7ft x 11'9ft approx) with aluminium up and over door to the front, power and lighting, door to internal rear lobby area.

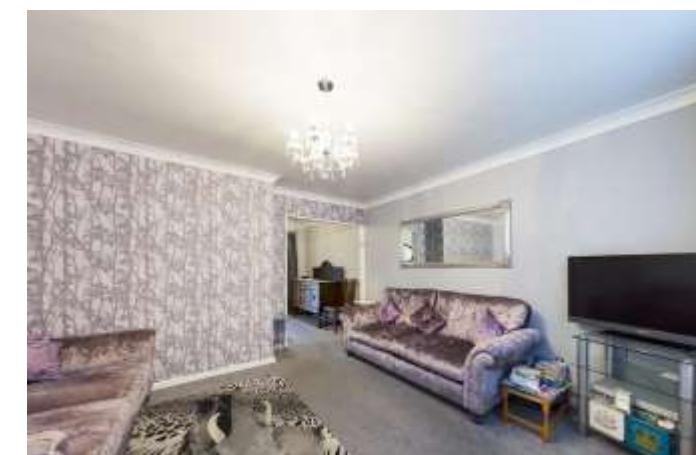
The sunny enclosed rear garden (34ft x 32ft approx) is mainly laid to lawn with well stocked flower and shrub borders, gravelled seating area, outside tap and lighting, timber shed, side access gate.

TENURE The property is Freehold

SERVICES All mains services connected

COUNCIL TAX Band D

VIEWING By prior appointment with Pocock & Shaw





Approximate net internal area: 672.86 ft² (62.37 m²) / 62.51 m² (85.51 m²). While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 413.36 ft² (38.40 m²). While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | (90-100) | A | |
| (81-90) | B | | 84 |
| (76-80) | C | | 83 |
| (55-69) | D | | 63 |
| (39-44) | E | | 43 |
| (21-38) | F | | 23 |
| (10) | G | | 10 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/81/EC | |
| www.e-caj.com | | | |

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