



Abbey Road, Cambridge, CB5 8HH



pocock & shaw

Residential sales, lettings & management



35 Abbey Road  
Cambridge  
CB5 8HH

An impressive turn of the century home, located close to the City Centre, and River Cam, which offers particularly easy access to the cities shops and many open green spaces such as Midsummer Common.

With versatile accommodation over three floors, offering six bedrooms, and three reception rooms.

- Reception hall
- Sitting room with bay window
- Dining room
- Large kitchen breakfast room
- Conservatory
- Ground floor shower room
- Six bedrooms over first and second floor
- One en-suite bathroom
- Second floor shower room
- Small courtyard style rear garden

Offers around £575,000





This impressive three storey home was built around the turn of the century of traditional brick construction under a pitched roof. On the ground floor, there is a large lounge dining room opening to a conservatory, extended kitchen breakfast room with ground floor shower room. To the first floor there are three large bedrooms with a dressing area which could be an additional bedroom. To the second floor there are two further bedrooms and shower room.

Abbey Road is a sought road located close to the City Centre, adjacent to the River Cam, which offers lovely toe path walks and cycle access to the city centre shops and open green space such as Midsummer Common and Stourbridge Common.

#### ENTRANCE DOOR

**RECEPTION HALL** Stairs rising to the first floor, radiator.

**SITTING ROOM** 13' 4" x 11' 4" (4.06m x 3.45m) Bay window to front, radiator, opening to

**DINING AREA** 12' 3" x 11' 3" (3.73m x 3.43m) Radiator, double cupboard to alcove, wall light points.. Glazed door to

**CONSERVATORY** 10' x 7' 8" (3.05m x 2.34m) Wall mounted slimline electric panel heater, window to rear, and double French doors to rear garden, light oak effect laminate flooring.

**KITCHEN BREAKFAST ROOM** 19' 7" x 10' 10" (5.97m x 3.3m) range of fitted units with work surface, inset single drainer stainless steel sink unit, range of drawer line base units, space and plumbing for washing machine and dish washer. part tiled ceramic splashback, and range of wall mounted cupboards. Wall mounted gas fired hot water boiler. Electric cooker point. Ceramic tiling to floor, window to side and door to conservatory. Door to:

**GROUND FLOOR SHOWER ROOM** Pedestal wash basin, close coupled WC and shower cubicle, ceramic tiling to floor and walls, obscure glazed window to side.

**FIRST FLOOR LANDING** Stairs rising to the second floor, door to:

**BEDROOM ONE** 14' 9" x 11' 9" (4.5m x 3.58m) Two sash windows to the front, range of fitted louvre fronted cupboards to one wall, radiator,

**BEDROOM TWO** 12' 7" x 11' 2" (3.84m x 3.4m) Window to rear, radiator, fitted double cupboards to alcove

**DRESSING ROOM / BEDROOM 4** 9' 8" x 8' 11" (2.95m x 2.72m) Window to side, door opening to:

**BEDROOM 3** 13' 3" x 8' 10" (4.04m x 2.69m) Window to side, radiator, large walk in cupboard.

**EN SUITE BATHROOM** Fitted white suite comprising pedestal wash basin, close coupled WC and bath, with fitted shower over, part ceramic tiling to the walls and floor, window to side, heated towel rail/radiator.

#### SECOND FLOOR LANDING

**BEDROOM 5** 9' 8" x 9' 2" (2.95m x 2.79m) Velux window to front, double eaves storage cupboard.

**BEDROOM 6** 9' 9" x 8' 10" (2.97m x 2.69m) Two windows to rear.

**SHOWER ROOM** Pedestal wash basin, close coupled WC, and tiled shower cubicle, towel rail/radiator, Velux window to the front. Eaves storage cupboard.

#### OUTSIDE

**FRONT GARDEN** A walled garden area, with paved path.

**REAR GARDEN** A small enclosed courtyard area, hard paved to patio with shrub borders.

**SERVICES** All mains services are connected.

**TENURE** Freehold

**VIEWING** By prior appointment with Pocock and Shaw

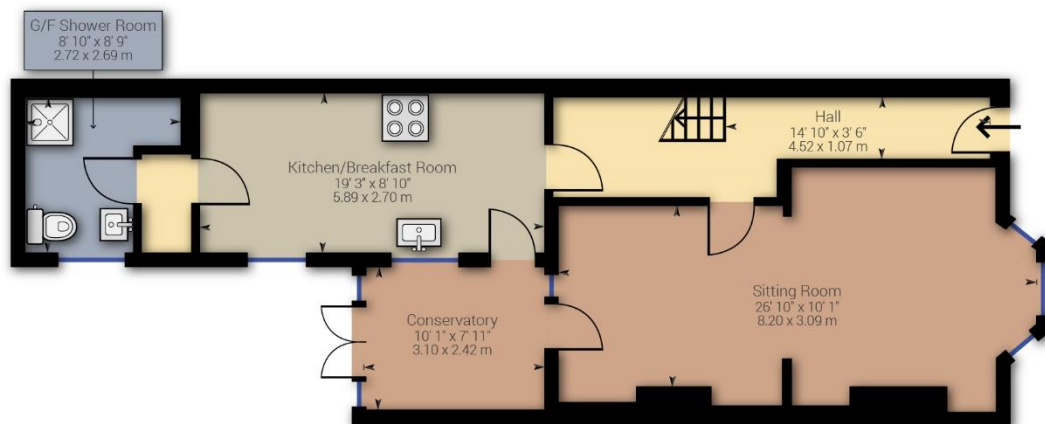


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 80        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  | 59                      | 75        |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|   | EU Directive 2002/91/EC |           |



2nd Floor



Ground Floor



1st Floor

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

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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