



Chatsworth Avenue, Cambridge, CB4 3LT



pocock & shaw

Residential sales, lettings & management

11 Chatsworth Avenue
Cambridge
CB4 3LT

A spacious two bedroom maisonette with its own enclosed rear garden area and garage, enjoying a sought after cul de sac location just off Histon Road

- Spacious ground floor maisonette
- Fitted Kitchen
- 17'9 Sitting/Dining Room
- Two bedrooms
- Gas central heating
- Double glazing
- Enclosed rear garden
- Garage in nearby block
- Cul de Sac location
- Viewing highly recommended

Guide Price £275,000



An opportunity to purchase a spacious ground floor maisonette with garage and its own private rear garden, located on the north side of the city of Cambridge, in a quiet residential cul-de-sac just off Histon Road.

Chatsworth Avenue forms part of a popular residential development with excellent local facilities and schooling including Mayfield Primary School, Chesterton Community College, Post office, pharmacy, supermarkets and shops. There is good access from the property onto the region's main commuter routes as well as into the city centre and the City's Science and Business Parks.

In detail the accommodation comprises:

STORM PORCH with upvc part - glazed door to

ENTRANCE HALL with deep understairs cupboard with lighting, doors to both bedrooms, bathroom and:

SITTING/DINING ROOM 17' 9" x 10' 10" (5.41m x 3.3m) with window to front, radiator, doorway to:

KITCHEN 9' 1" x 7' 2" (2.77m x 2.18m) with window to front, good range of white high gloss wall and base units with solid oak block work surfaces below and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, wall mounted Vokera gas combination boiler (serviced annually), space and plumbing for washing machine and dishwasher, built in four ring stainless steel gas hob with stainless steel chimney extractor hood over and electric oven below, slate tiled flooring.

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.3m) with large window to rear with views to garden, radiator.

BEDROOM 2 10' 3" x 8' 10" (3.12m x 2.69m) with window to rear with views to garden, radiator.

BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m) with window to side, panelled bath with fully tiled surround, folding glass shower screen and chrome shower unit over, wash handbasin with tiled splashbacks, wc, radiator, extractor fan, laminate timber effect wood flooring.

OUTSIDE Westerly facing enclosed rear garden with lawn and stepping stone path, well stocked flower and shrub borders. Brick store 4'8 x 2'3. Garage in nearby block (15'8 x 7'10 approx).

SERVICES All mains services.

TENURE The property is leasehold with 133 years remaining.

There are no service charges or ground rent associated with the maisonette - leaseholders are jointly or individually responsible for maintenance as set out in the lease

COUNCIL TAX Band B

VIEWING By arrangement with Pocock & Shaw

KBG/17302





Approximate net internal area: 617.9 ft² / 57.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4J.COM</small>			



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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