



Chartfield Road, Cambridge, CB1 9JX



pocock & shaw

Residential sales, lettings & management

67 Chartfield Road
Cambridge
CB1 9JX

A very spacious three bedroom home, situated at the end of a cul de sac close to the High Street, and a short walk from a number of shops, and bus stop with regular services to Addenbrookes and the city centre. With a spacious sitting room, conservatory and enclosed rear garden.

- Entrance hall with cloakroom
- Sitting room
- Conservatory
- Fitted kitchen breakfast room
- Three bedrooms
- First floor bathroom
- Gas radiator heating
- Enclosed rear garden
- Off road parking
- No upward chain

Offers around £385,000



A spacious three bedroom home, situated at the end of a residential cul de sac, close to the village centre. Offering a number of small shops and bus stop just a short walk away on the High Street. The property features a good sized sitting room, conservatory, fitted kitchen and three well proportioned bedrooms. There is off road parking to the front, and an enclosed garden to the rear.

GLAZED ENTRANCE DOOR

RECEPTION HALL 11' 7" x 4' 1" (3.54m x 1.25m) Stairs rising to the first floor, with storage cupboard beneath. Radiator.

CLOAKROOM 5' 10" x 2' 10" (1.79m x 0.89m) Fitted suite with wall mounted wash basin, part ceramic tiled splashback, close coupled WC, window to front, radiator, ceramic tiling to floor.

SITTING ROOM 12' 0" x 17' 9" (3.67m x 5.43m) Wood effect flooring, window to rear, radiator,, double doors opening to:

CONSERVATORY 8' 10" x 10' 11" (2.45m x 3.35m) Windows to side and rear aspects, door to side and double sliding patio doors to garden. Tiled ceramic flooring.

KITCHEN BREAKFAST ROOM 13' 5" x 9' 10" (4.11m x 3.01m) Well fitted range of units with contrasting work surface, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, double base unit, further expanse of work surface with space for range style cooker. matching range of wall mounted cupboards, two glazed display cupboards. Part ceramic tiled splashback, and ceramic tiling to the floor, window to front, space and plumbing for washing machine, wall mounted gas fired heating boiler, space and plumbing for dish washer and washing machine. Radiator.

FIRST FLOOR LANDING 10' 6" x 7' 5" (3.21m x 2.26m) Access to loft space

BEDROOM ONE 13' 7" x 9' 11" (4.16m x 3.03m) Window to front, radiator, single built in wardrobe.

BEDROOM TWO 11' 11" x 9' 11" (3.64m x 3.03m) Window to rear, radiator, single built in wardrobe.

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.28m) Window to front, radiator.

BATHROOM 5' 9" x 7' 5" (1.76 x 2.26m) Fitted white suite, with pedestal wash basin, close coupled WC and panelled bath, fitted electric shower, part ceramic tiling to the walls and floor. window to front, heated towel rail/radiator.

OUTSIDE

FRONT GARDEN Gravelled front garden area providing off road parking for one vehicle.

REAR GARDEN Lawned area, timber fencing to side and rear boundaries.

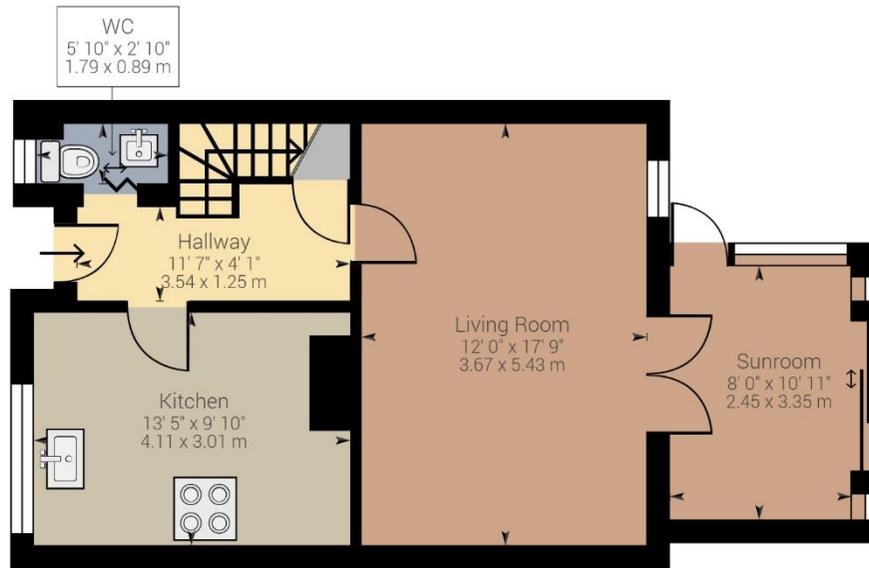
SERVICES All mains services are connected

TENURE Freehold

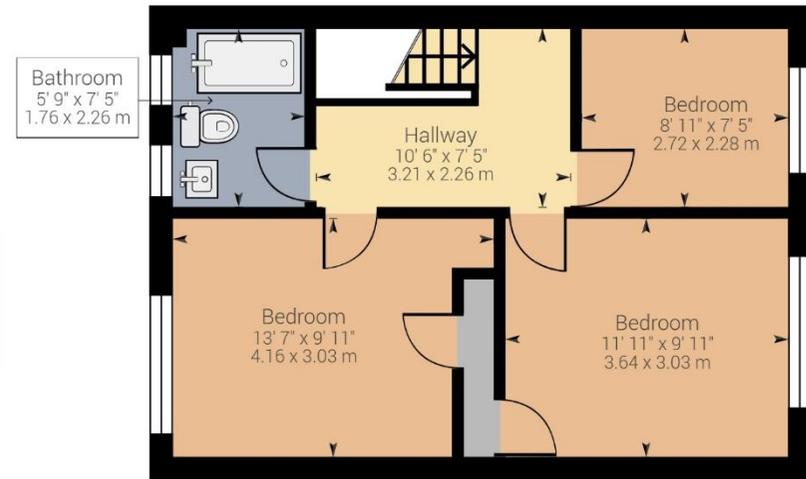
VIEWING By prior appointment with Pocock and Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



1st Floor

Approximate net internal area: 954.29 ft² / 88.65 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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