

**APPROVED  
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I have read your notice concerning  
The Property Misdescriptions Act

.....Signature

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Brooks Road, Cambridge, CB1 3HR



**pocock & shaw**

Residential sales, lettings & management

76 Brooks Road  
Cambridge  
CB1 3HR

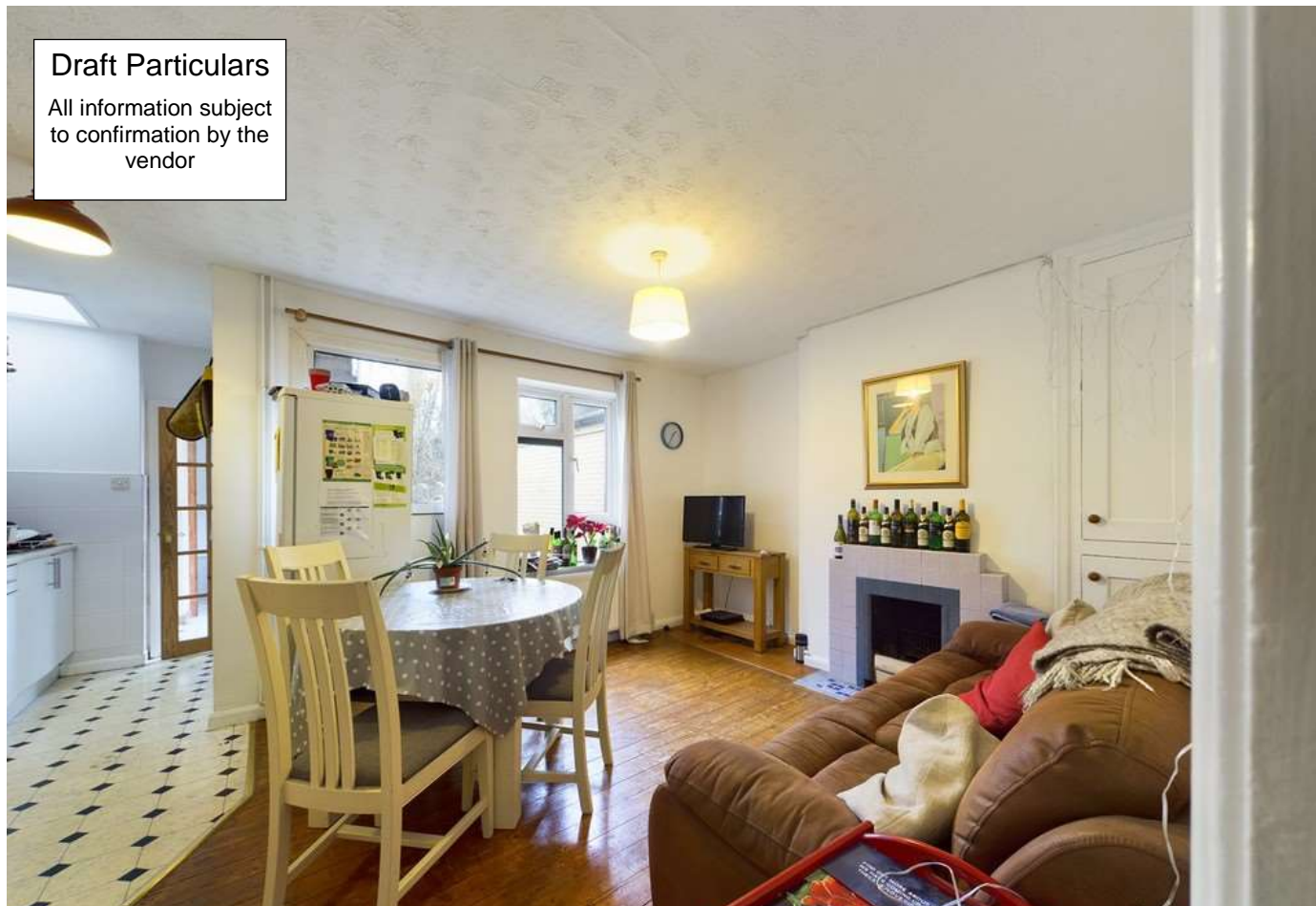
A spacious mid terrace 1930's residence situated in a convenient city location

- 1930's terraced house
- Sitting room and dining room
- Kitchen and utility room
- Boarded loft area
- Pine floorboards
- Gas central heating
- Double glazing
- Off Road parking
- 75ft (Approx) rear garden
- No upward chain

Offers around £420,000

### Draft Particulars

All information subject to confirmation by the vendor



Brooks Road is a continuation of Perne Road and links Mill Road with Coldhams Lane, a little over one and a half miles south east of the city centre. It is close to a large Sainsburys supermarket and convenient for access to the excellent facilities along Mill Road, regular bus services and good road links. Addenbrookes Hospital, the railway station and the city centre are all readily accessible.

Standing well back from the road, this 1930s mid terrace house has the benefit of a rear storey extension and provides well arranged accommodation with good sized rooms. The house is currently being rented as a 4 bedroom house with the current tenants vacating at Easter 2021. The property enjoys driveway parking, double glazing and a rear garden with brick built store.

**Agents note: The loft room has been strengthened at a cost of £7000 with a view to upgrading to a separate habitable room if desired - a structural engineers plan is available on request. Any new owner could therefore configure a staircase if they want to use the room on a more permanent basis.**

Offered with no upward chain, the accommodation comprises;

Part Glazed front door to;

**ENTRANCE LOBBY** with stairs to first floor, coat hooks, doorway to;

**HALLWAY** with door to sitting room and door to dining room, pine timber floorboards.

**SITTING ROOM** 9' 11" x 9' 5" (3.02m x 2.87m) with window to front, tiled fireplace, radiator, pine floorboards

**DINING ROOM** 11' 11" x 11' 7" (3.63m x 3.53m) with windows to rear, two deep built in cupboards, tiled fireplace and hearth with cupboard to side, radiator, stripped pine floorboards, opening onto the;

**SEMI-OPEN PLAN KITCHEN** 11' 1" x 4' 7" (3.38m x 1.4m) with window to side, roof light, wall mounted Worcester gas heating combination boiler, range of fitted wall and base units with a work surface over and -

tiled splashbacks, space for electric cooker with stainless steel extractor hood over, stainless steel sink unit and drainer, glazed door to;

**UTILITY ROOM** 6' 6" x 4' 3" (1.98m x 1.3m) with roof light, worktop with space and plumbing for washer machine and clothes dryer below, radiator, glazed door to rear garden, ceramic tiled flooring, door to;

**BATHROOM** with window to side, panelled bath with fully tiled surround, mixer taps with shower attachment over, shower screen wash hand basin with tiled wall behind and mirror over, recessed shelving to one wall, radiator, extractor fan, ceramic tiled flooring.

## FIRST FLOOR

**LANDING** loft access hatch with pull-down timber ladder to loft space

**BEDROOM 1** 11' 6" x 9' 6" (3.51m x 2.9m) with window to rear, picture rail, radiator, built-in cupboard with hanging rail and shelving, pine floorboards.

**BEDROOM 2** 10' 0" x 9' 6" (3.05m x 2.9m) with window to front, picture rail, radiator pine floorboards.

**BEDROOM 3** 8' 4" x 6' 8" (2.54m x 2.03m) with window to rear, picture rail, radiator, pine floorboards.

**FIRST FLOOR WC** with wc, wash hand basin, extractor fan, doorway to small lobby area with window to front and fixed open tread timber staircase to;

**LOFT SPACE** 14' 9" x 6' 8" (at 1.5m head height - widening to 9'7" at eave area)" (4.5m x 2.03m) with Velux window to rear, power and lighting, insulated eave recessed areas.

**OUTSIDE** The property enjoys being set back from the road with driveway parking to the front for several vehicles, adjacent flower/shrub border.

To the rear of the property there is a good sized rear garden with a paved area adjacent to the rear of the house, secured gate to side providing pedestrian access, **brick built store** (8'2" x 6'7") with window to side, further garden area to rear of store.

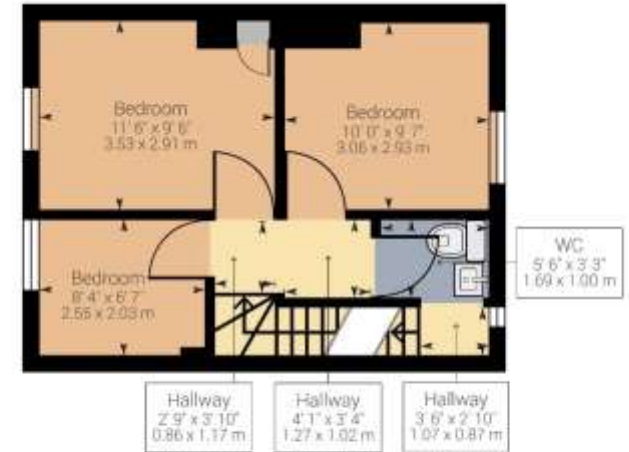


**SERVICES** All mains services

**TENURE** The property is Freehold

**COUNCIL TAX** Band B

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



Approximate net internal area: 343.99 sq ft / 31.96 m<sup>2</sup>  
 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: 451.15 sq ft / 41.91 m<sup>2</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

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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