

**ENTRANCE HALL** Double glazed glass panelled door, doors off to all rooms, double storage cupboard, wooden flooring, radiator, coving.

**KITCHEN** 12' 3" x 9' 9" (3.74m x 2.99m) Double glazed window to front, range of wall and floor mounted base units with half tiled splashback, stainless steel sink unit with double drainer, space and plumbing for washing machine, electric cooker with four ring electric hob, space for fridge/freezer, wall mounted gas boiler unit, radiator, tile effect laminated flooring, coving.



**LIVING ROOM** 22' 7" x 12' 3" (6.89m x 3.74m) Double glazed window to rear overlooking the River Cam, double glazed door to rear access, two radiators, carpeted flooring, coving.



**BEDROOM ONE** 12' 10" x 12' 1" (3.92m x 3.69m) Double glazed window to rear overlooking the River Cam, double glazed door to rear for access, radiator, carpeted flooring, coving.

**BATHROOM** Three piece suite comprising wooden panelled bath with electric shower over and fully tiled surround, pedestal wash basin inset to vanity unit, low level WC, radiator, wooden effect flooring.

**BEDROOM TWO** 11' 10" x 8' 3" (3.63m x 2.54m) Double glazed window to front, cupboard housing meter units, carpeted flooring, radiator, coving.



**OUTSIDE** To the front are communal parking spaces for properties within the block of flats and a path leading to front door.

To the rear is a small open garden looking onto the River Cam.





## Floor Plan



**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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1 Stourbridge House, Riverside,  
Cambridge, CB5 8EY

£350,000 Freehold

A two bedroom, ground floor apartment situated on Riverside looking onto the River Cam. The property provides great accommodation with a large living room/dining room, a kitchen and bathroom that is in need of some modernisation and two great size double bedrooms along with parking to the front of the property.



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