



Newmarket Road, Cambridge, CB5 8PA



pocock & shaw

Residential sales, lettings & management



553 Newmarket Road  
Cambridge  
CB5 8PA

An attractive 1930's semi detached house close to a wide range of facilities and less than 2 miles east of the city centre.

- Currently 2 Bedrooms - originally 3
- First floor bathroom
- 25ft sitting/dining room
- 14'6 kitchen
- gas central heating
- Double glazing
- Enclosed rear garden
- Off road parking
- Excellent nearby facilities
- Less than 2 miles east of city centre

Offers around £437,500



This attractive 1930s semi detached house is situated on Newmarket Road between Ditton Walk and Ditton Fields less than 2 miles east of the city centre. The location is convenient for a wide range of amenities including a retail park, Tesco, Aldi and Asda supermarkets, the Abbey Swimming Pool, Stourbridge and Coldhams commons and the river. There are regular bus services along Newmarket Road and easy access to the area's principle road routes.

Originally with 3 bedrooms, the former two front bedrooms were combined some years ago to form a larger main bedroom. The house is equipped with gas central heating and double glazing with additional secondary double glazing to the front windows. There is an enclosed front garden and forecourt garden.

## GROUND FLOOR

**PORCH** with hardwood double glazed entrance door to

**ENTRANCE HALL** 6' 0" (1.83m) wide with radiator and cupboard under the stairs with window and gas & electric meters.

**LIVING ROOM** 23' 7" x 12' 1" (7.19m x 3.68m) with sealed unit and secondary double glazing to front bay window, double glazed double doors to rear conservatory porch, gas 'living flame' 'coal' fire, 2 radiators, telephone and cable points.

**LEAN-TO REAR PORCH/CONSERVATORY** 12' 6" x 6' 2" (3.81m x 1.88m) with quarry tiled floor, polycarbonate roof and sliding double doors to rear garden.

**KITCHEN** 14' 6" x 6' 4" max (4.42m x 1.93m) with work surfaces with cupboards and drawers below, inset sink unit, gas cooker point, washing machine and dishwasher, space for fridge and freezer, Ideal gas combination boiler, cooker hood, wall cupboards, radiator and vinyl flooring.

## FIRST FLOOR

**LANDING** with double glazed window and access to roof space.

**FRONT BEDROOM 1** 19' 0" x 11' 5" (5.79m x 3.48m) narrowing to 6' 11" (2.11m) with two windows with sealed-unit and secondary double glazing and radiator. This room could be re-partitioned to create 2 bedrooms: 11' 5" x 12' 0" and 6' 11" x 6' 6".

**REAR BEDROOM 2** 11' 4" x 10' 11" to chimney (3.45m x 3.33m) with 2 built in alcove wardrobe cupboards and radiator.

**BATHROOM** with white suite with bath with shower attachment, hand basin and wc, tiled surrounds, extractor fan, radiator and vinyl flooring.

## OUTSIDE

Front garden with gravelled forecourt parking, shrubs and hedging.

Rear garden about 35' deep with gravel and paving, timber summer house/store and side gate.

**SERVICES** All main services.

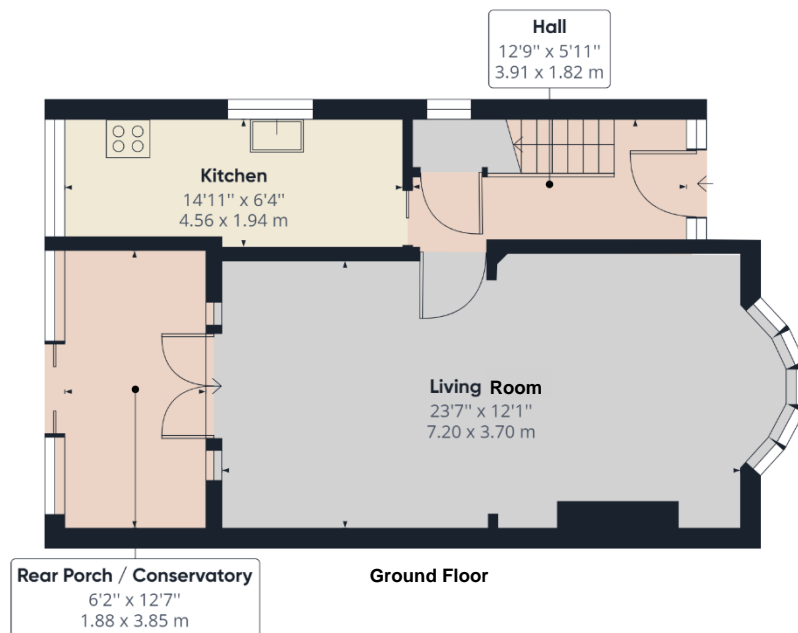
**COUNCIL TAX BAND C**

**TENURE** The property is freehold.

**VIEWING** By arrangement with Pocock & Shaw



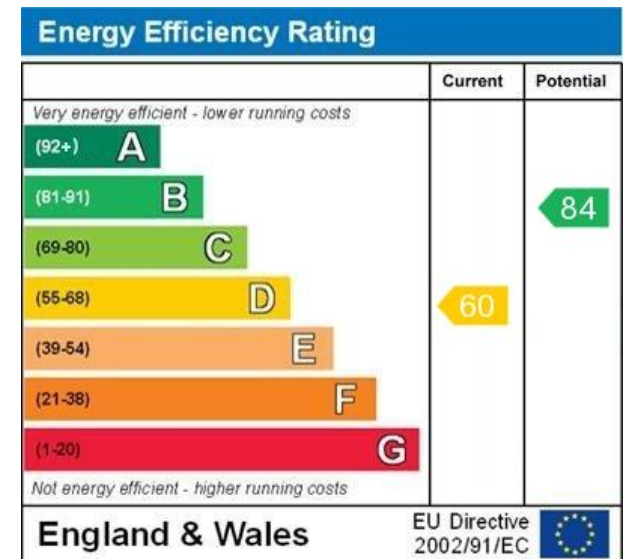




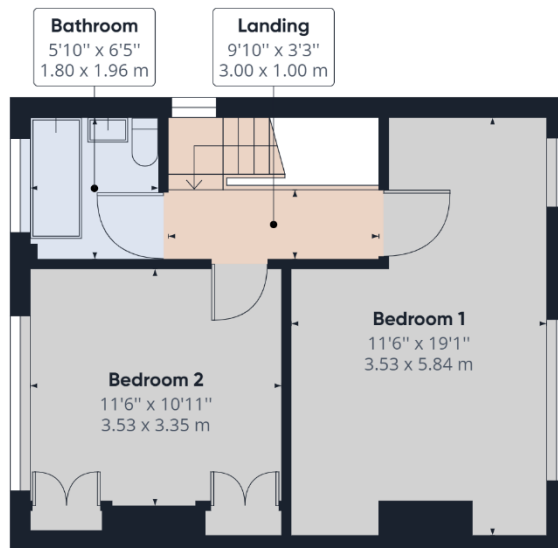
Approximate total area

954.64 ft<sup>2</sup>

88.69 m<sup>2</sup>



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First 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