



Desmond Avenue, Cambridge
CB1 9JS

Pocock + Shaw

12 Desmond Avenue
Cambridge
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An extended and improved semi detached house with annex in a small cul-de-sac close to Cherry Hinton High Street

- Cloakroom
- 22' Family/dining room
- Study
- Refitted kitchen
- 3 Bedrooms
- En-suite shower room
- Family bathroom
- Annex with 2 bed/sitting rooms with en-suites
- 70' south facing garden
- Carport

Offers around £595,000



Desmond Avenue is a small cul-de-sac situated off Mill End Road in the established part of Cherry Hinton, close to the High Street where there is a good range of local shops and other facilities including library and doctors surgery. Well respected primary and secondary schools are nearby and the city centre is about two and a half miles away. A footpath at the end of the cul-de-sac leads to the shops in the High Street.

Built around 1960, this semi detached house has been extended and improved and provides spacious and well arranged accommodation with good sized rooms. A cloakroom has been added, a single storey rear extension has a family area to the dining room and a study. The first floor layout has been redesigned to incorporate an en suite shower room to the main bedroom. There is uPVC sealed unit double glazing gas central heating and the kitchen, shower room, bathroom and cloakroom have all been upgraded.

There is also an attractive south facing rear garden which is about 70ft deep and the property benefits from a detached annex with 2 bed sitting rooms, each with an en-suite shower/cloakroom.

Entrance hall with radiator, laminate flooring and staircase.

Cloakroom with tiled floor, wc, handbasin and radiator.

Front sitting room 13'8" x 12'0" (4.17 m x 3.66 m) with laminate flooring, radiator, coving and 6' wide opening to

Family/dining area 22'0" x 8'9" (6.71 m x 2.67 m) with laminate flooring, two radiators, coving, patio doors to rear garden and glazed double doors to

Study 6'5" x 7'11" (1.96 m x 2.41 m) with laminate flooring, radiator and coving.

Refitted Kitchen 10'8" x 10'6" (3.25 m x 3.20 m) with work surfaces with range of cupboards and drawers below, inset stainless steel sink unit, space for wide cooker/range with stainless steel cooker hood above, plumbing for washing machine, stylish glass tiled surrounds, range of wall cupboards, ceramic tiled floor,

spotlights, radiator, store cupboard under stairs and sealed unit double glazed side entrance door.

First Floor:

Landing with airing cupboard with shelving and insulated hot water cylinder, access to roof space.

Front bedroom 1 11'3" x 12'2" (3.43 m x 3.71 m) with radiator, coving and door to

En suite shower room with large tiled shower cubicle with glazed screen and electric shower, heated towel rail, hand basin with cupboard below and extractor fan.

Rear bedroom 2 11'9" x 9'0" (3.58 m x 2.74 m) with radiator and coving.

Front bedroom 3 8'10" x 8'3" (2.69 m x 2.51 m) with radiator and coving.

Bathroom with white suite with bath with screen, electric shower and full height tiling above, hand basin, wc, radiator, vinyl flooring, coving and extractor.

Outside Brick paved drive, hardstanding, gravelled area and borders. Double gates to side carport, direct access to patio area, detached annexe, lawn, shrubs, raised beds, garden shed (with power) and rear gate providing pedestrian access. The rear garden is south facing and about 70' deep.

Detached Annex:

Hall with gas boiler serving the annex and plumbing for washing machine

Bed sitting room 1 13'9" x 7'9" max (4.20 m x 2.36 m) with laminate flooring, radiator and door to **en-suite Shower/cloakroom** with tiled shower cubicle with electric shower, hand basin and wc.

Bed/sitting room 2 13'9" x 7'9" max (4.20 m x 2.36 m) with laminate flooring, radiator and door to **en-suite Shower/cloakroom** with tiled shower cubicle with electric shower, hand basin and wc



Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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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2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk

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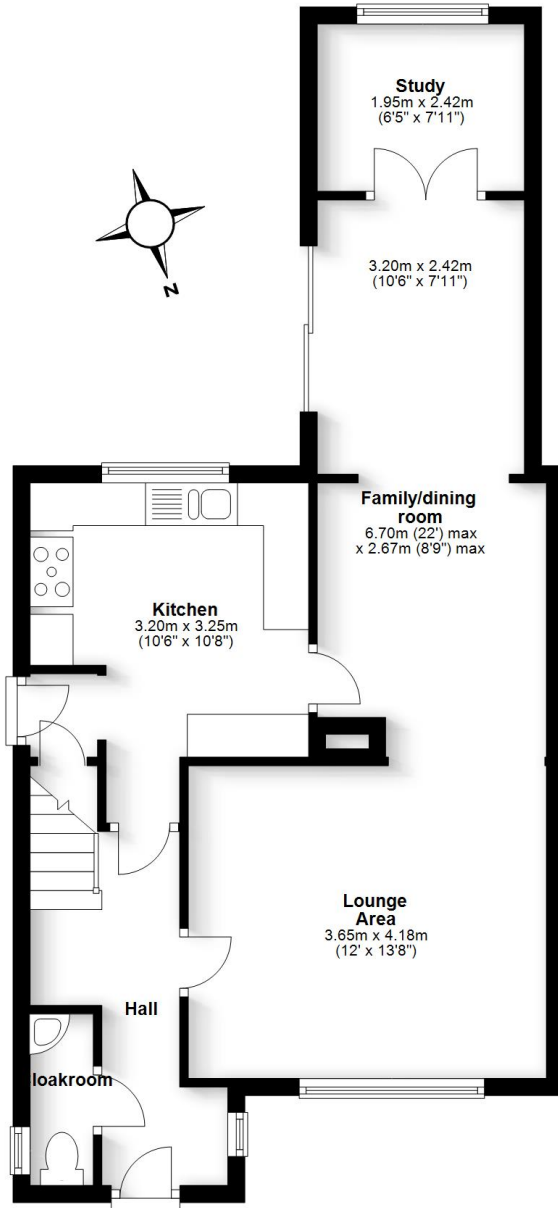
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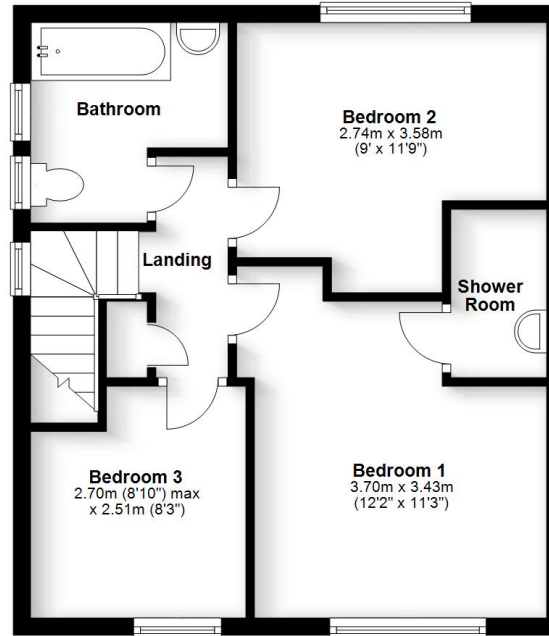
Ground Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



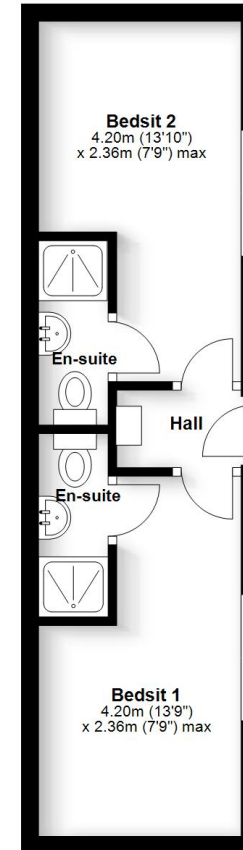
First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Studio Annex

Approx. 22.5 sq. metres (241.7 sq. feet)



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