



Acrefield Drive, Cambridge  
CB4 1JW

Pocock + Shaw

39 Acrefield Drive  
Cambridge  
Cambridgeshire  
CB4 1JW

A 1960s 3 bedroom house in a well regarded area off De Freville Avenue, close to the river about 1 mile from the city centre

- Hall
- Sitting/dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- uPVC double glazing and gas central heating
- Enclosed rear garden
- Garage in block

Guide Price £435,000



Acrefield Drive is part of a well regarded 1960s development of town houses in a particularly well regarded part of Cambridge off De Freville Avenue and Manhattan Drive. It is situated near the river and at the end of the road Cutter Ferry footbridge over the Cam to Midsummer common and riverside walks together with easy access to the city centre.

39 is a 3 bedroom terrace house which provides well arranged accommodation which would benefit from some upgrading

**Hall** with entrance door, radiator, stairs and door to

**Through Living Room** about 7.73m (25'4") overall, comprising:

**Sitting Area** 14'8" x 11'9" (4.48 m x 3.57 m) with full height window to front, shelving, fireplace with fitted gas fire with back boiler providing central heating, and opening to

**Dining Area** 10'8" x 7'8" (3.25 m x 2.34 m) with radiator, double glazed sliding patio doors to rear garden and door to

**Kitchen** 10'3" x 6'11" (3.13 m x 2.10 m) with work surfaces with cupboards and drawers below, inset stainless steel, double bowl sink unit, plumbing for washing machine, electric cooker point, range of wall cupboards, tiled surrounds, serving hatch, radiator, store cupboard extending under the stairs and laminate flooring.

## FIRST FLOOR

**Landing** with airing cupboard with hot water cylinder, access to roof space.

**Front bedroom 1** 13'10" x 8'2" (4.21 m x 2.49 m) with full width window and radiator.

**Rear bedroom 2** 9'9" x 7'3" (2.98 m x 2.23 m) with radiator.

**Rear bedroom 3** 9'9" x 7'5" (2.98 m x 2.25 m) with radiator

**Bathroom** with bath with electric shower unit over, hand basin, tiles surrounds, radiator and laminate flooring.

**Outside** Front garden area.

Enclosed rear garden with patio, grass, shrubs, tree, store, garden shed and rear gate to Ferry Cutter Lane

**Garage** in nearby block and the end of the cul-de-sac (5th from the left).

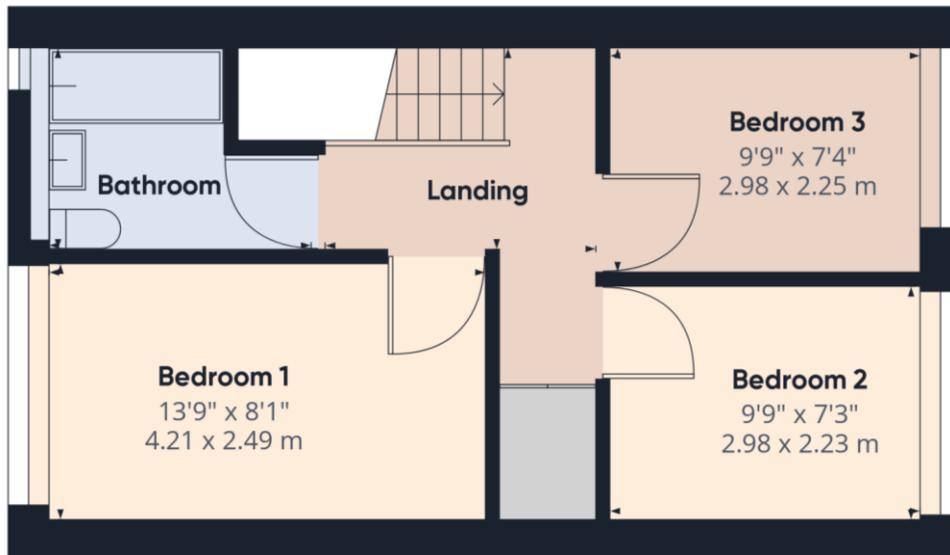
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



**Approximate total area**

742.52 ft<sup>2</sup>

68.98 m<sup>2</sup>



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

**Pocock + Shaw**