



Church End, Cambridge  
CB1 3LB

Pocock + Shaw

136 Church End  
Cambridge  
Cambridgeshire  
CB1 3LB

A well proportioned three bedroom home with two reception rooms and enclosed rear garden. No upward chain, freshly decorated and gas fired heating system.

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Landing
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed rear garden
- No upward chain

Offers in region of £349,500



Offered with no upward chain and having been freshly redecorated, a well proportioned three bedroom terraced home, located in this popular road to the east of the City, with excellent public transport services to both the City Centre and Addrenbrooke's hospital. With two reception rooms, kitchen and three first floor bedrooms and bathroom.

**Glazed entrance door to:**

**Reception hall** Stairs rising to the first floor, cupboard beneath, radiator.

**Sitting room** 12'3" x 11'6" (3.73 m x 3.51 m) Window to the front, radiator, picture rail.

**Dining room** 11'11" x 11'2" (3.63 m x 3.40 m) Window to the rear, radiator.

**Kitchen** 8'8" x 7'4" (2.64 m x 2.24 m) Work surface with range of base units, inset single drainer stainless steel sink unit, single base unit. Gas cooker point, matching double wall mounted cupboard. Window to the rear and door to the rear garden. Wall mounted Ideal gas fired heating boiler, built in understairs storage cupboard.

**First floor landing**

**Bedroom one** 11'9" x 11'8" (3.58 m x 3.56 m) Window to the front, radiator.

**Bedroom two** 11'10" x 11'9" (3.61 m x 3.58 m) Window to the rear, radiator.

**Bedroom three** 7'1" x 7'0" (2.18 m x 2.14 m) Window to the front, radiator

**Bathroom** 8'9" x 7'0" (2.67 m x 2.13 m) Fitted suite with pedestal wash basin, close coupled WC and bath, radiator and window to the rear.

**Outside** There is an enclosed rear garden approx 32', with lawn, pedestrian side access.

**Services** All mains services are connected.

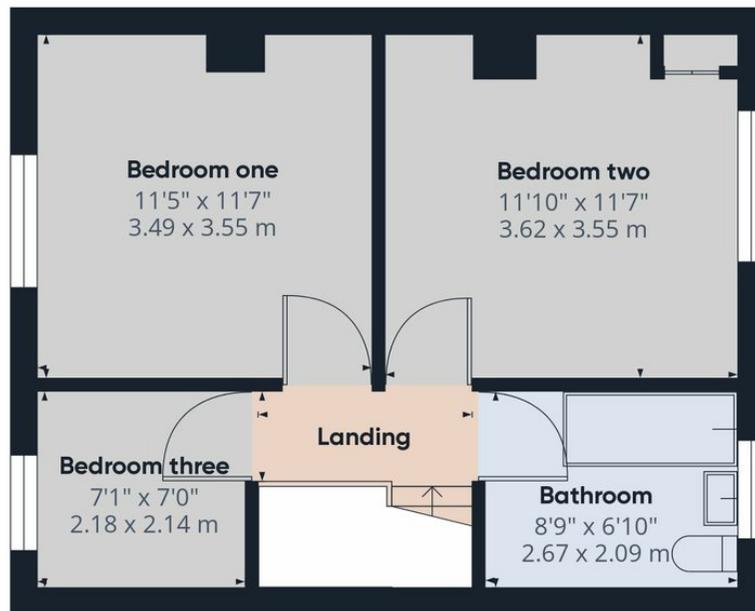
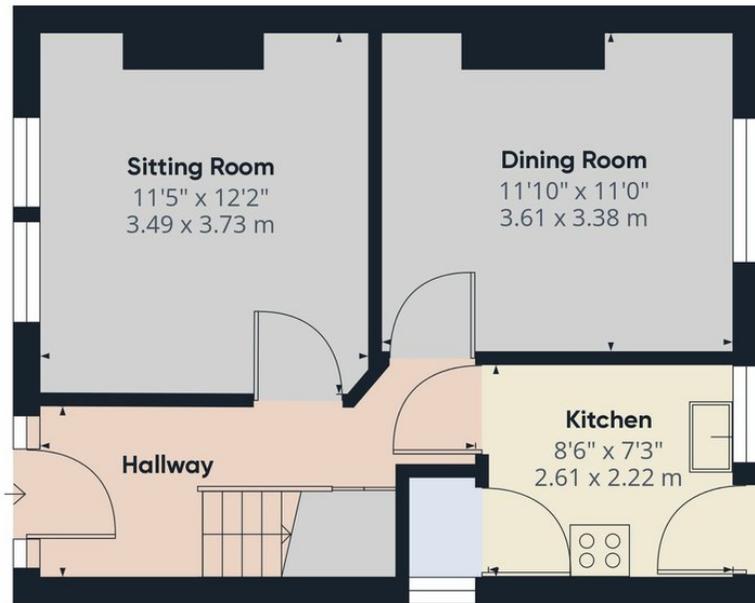
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Approximate total area

820.86 ft<sup>2</sup>

76.26 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**