



St. Margarets Square, Cambridge
CB1 8AP

Pocock + Shaw

17 St. Margarets Square
Cambridge
Cambridgeshire
CB1 8AP

A well-proportioned 4 bedroom family house situated in this highly sought after small residential cul-de-sac, just off Cherry Hinton Road and conveniently placed for access to Addenbrooke's Hospital and the railway station.

- Semi detached house in favoured area of the city
- Small residential cul-de-sac
- In need of updating but offering great potential
- Sitting room
- Kitchen/Breakfast Room
- Dining Room
- First floor bathroom with bath and shower cubicle
- Driveway parking
- Delightful mature and sunny rear garden

Guide Price £750,000



St Margaret's Square is a small and sought after residential cul-de-sac in a much sought after area of the city, close to good schools, both primary and secondary schools, shops, food outlets, bus stops and a Post Office on Cherry Hinton Road, as well as Addenbrooke's Hospital and the Railway Station.

This well-proportioned family house is now in need of updating but offers an excellent opportunity for any incoming purchaser to put their own stamp on the property. Sitting in delightful, mature gardens, there is also much scope (subject to any necessary consents) to re-model and extend as desired.

Offered with no upward chain, the accommodation in detail comprises:

Ground Floor Part glazed front door with leaded glass detailing and leaded glass window to side, stairs to first floor, understairs cupboard, radiator.

Cloakroom window to side, WC with tiled splashbacks.

Sitting room 13'0" x 10'10" (3.97 m x 3.29 m) with glazed door and windows to side with views to garden, coving, mantelpiece with inset real flame gas fire, marble inset and hearth, shelving to one wall.

Dining room 12'9" x 12'6" (3.89 m x 3.82 m) with double glazed bay window to front, coving, tiled fireplace and hearth with inset gas fire, radiator.

Kitchen 15'5" x 9'4" (4.69 m x 2.84 m) with door and window to side, window to rear with lovely views to garden, range of fitted wall and base units with work surfaces and tiled splashbacks, space for gas cooker and fridge/freezer, space and plumbing for washing machine, built in shelved cupboards to one wall

First Floor

Landing with window to side, loft access hatch, doors to

Bedroom 1 12'10" x 11'4" (3.90 m x 3.46 m) with double glazed bay window to front, period fireplace (boarded), radiator, built in wardrobe cupboard with clothes hanging rail and shelving.

Bedroom 2 13'0" x 10'9" (3.97 m x 3.28 m) with window to rear with lovely views to garden, wash handbasin with tiled splashbacks, fireplace (boarded), adjacent wardrobe cupboard with clothes hanging rails and shelving, picture rail.

Bedroom 3 9'11" x 9'5" (3.02 m x 2.87 m) with window to rear with lovely views to garden, radiator, built in cupboard with Vaillant gas combination boiler (not in working condition, any buyer will likely want to replace as part of the refurbishment) and slatted wood shelving.

Bedroom 4 7'5" x 7'4" (2.26 m x 2.23 m) with window to front, built in shelved cupboard.

Bathroom with two windows to side, 3/4 tiled walls, panelled bath with 3/4 tiled surround, WC, wash handbasin, shower cubicle with aqua boarding and chrome Mira 'miniduo' shower unit, recessed ceiling spotlights, heated towel rail.

Outside Front garden set behind a lattice fence with mature flower and shrub borders (including a lavender border) and lawn, with central rose bush. Paved driveway providing off road parking for one vehicle, secure side gate which leads to the paved side area with brick built store (1.91m x 1.13m) with lighting and window to side. The 120ft (approx) rear garden is a particular feature of the property with a paved patio area adjacent to the rear of the property leading onto a large lawn with mature flower and shrub borders, apple trees, timber shed. The whole offering a sunny orientation and a good degree of privacy

Services All mains services.

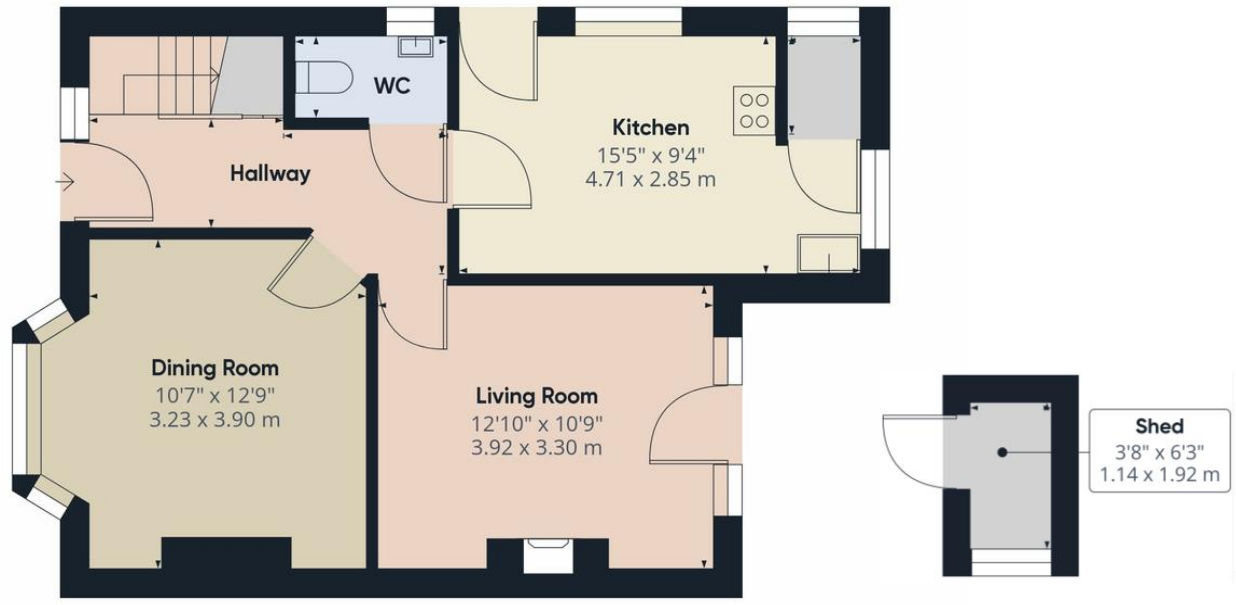
Tenure The property is Freehold.

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw

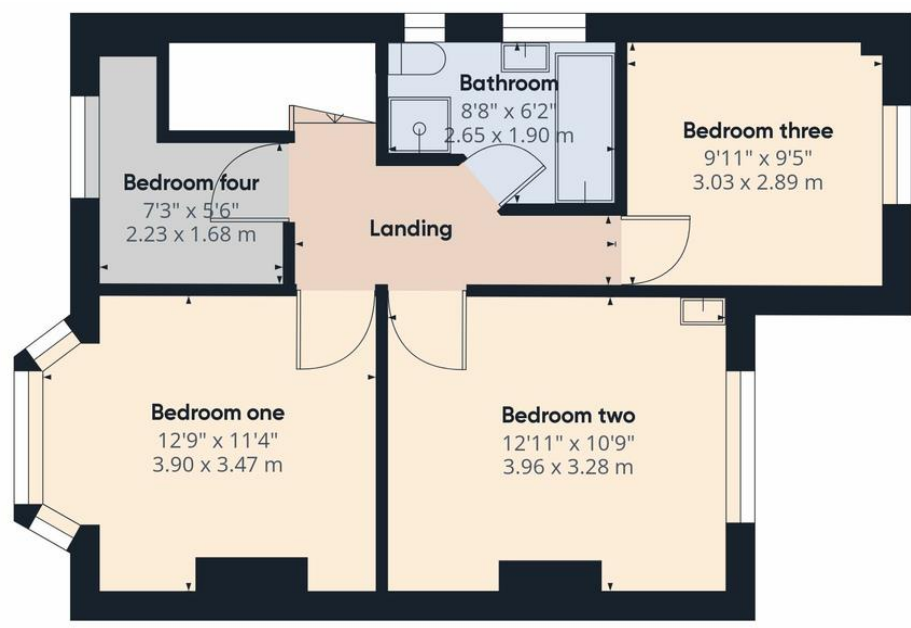






Approximate total area

1056.97 ft²
98.2 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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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