



Manhattan Drive, Cambridge
CB4 1JL

Pocock + Shaw

14 Manhattan Drive
Cambridge
Cambridgeshire
CB4 1JL

A 3 bedroom terrace property within easy reach of the city centre, the River Cam, and Midsummer Common

- Sought after near central position
- Easy access to city and river
- Spacious sitting/ dining room
- Re-fitted kitchen and shower room (2020)
- 3 Bedrooms
- Gas central heating & double glazing
- Rear garden
- Garage in nearby block
- No upward chain

Guide Price £485,000



Manhattan Drive is conveniently located just to the north of the River Cam within a few minutes walking distance of the River and Midsummer Common. The property also offers good access to the city centre, train station and local shops, which are within easy reach via foot, bicycle or bus. It is also within school catchment areas for Milton Road and Chesterton Community College.

The property offers well-proportioned accommodation over two floors with many appealing features. The rear garden is enclosed with the benefit of rear pedestrian access and the property is offered with no upward chain.

In detail, the accommodation comprises;

Ground Floor

Recessed porch with part glazed upvc door to

Entrance lobby painted timber stairs to first floor, ceramic tiled flooring, door to

Sitting/dining room 25'6" x 11'9" (7.76 m x 3.59 m) with large full length window to front, full length glazed sliding door and side panel to rear garden, radiator, brick fireplace with fireplace recess and tiled hearth, shelving unit to one side, strip timber flooring, cable media point, door to

Kitchen 10'2" x 6'11" (3.10 m x 2.10 m) with glazed door and window to rear garden, good range of grey fitted wall and base units with roll top work surfaces and tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine and dishwasher, built in electric hob with extractor hood over and electric oven below, stainless steel sink unit and drainer. (All white goods available by negotiation), ceramic tiled flooring, folding door to walk in understairs cupboard with lighting, shelving, coat hooks, gas meter and fuse board.

First Floor

Landing with cupboard housing the Vaillant gas combination boiler, loft access hatch, laminate wood flooring, doors to

Bedroom 1 12'11" x 9'7" (3.93 m x 2.92 m) with window to front, radiator, sliding doors to built in wardrobe cupboard with clothes hanging rail, laminate wood flooring.

Bedroom 2 10'10" x 7'10" (3.29 m x 2.39 m) with window to rear, radiator, built in wardrobe cupboard with clothes hanging rail, laminate wood flooring.

Bedroom 3 10'9" x 6'10" (3.27 m x 2.08 m) with window to rear, radiator, laminate wood flooring.

Shower room with fully tiled walls, corner shower cubicle with chrome shower unit, wash handbasin with mirror fronted cabinet over, WC, radiator, extractor fan, ceramic tiled flooring.

Outside Open plan front garden comprising flower and shrub border and paved area. Rear garden 12'0 approx x 5'0 approx with paved patio area adjacent to the rear of the property leading onto an enclosed garden with rear access gate. Brick store.

Garage in nearby block.

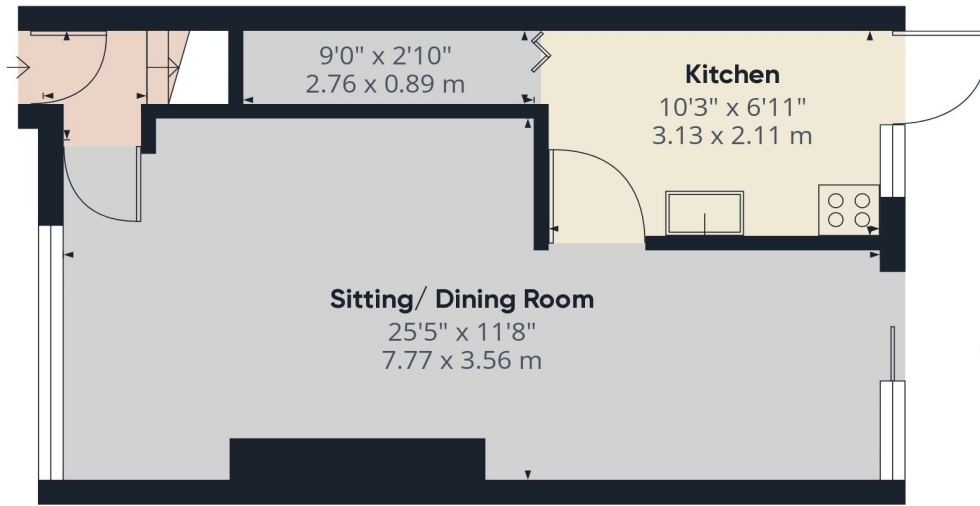
Services All mains services.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

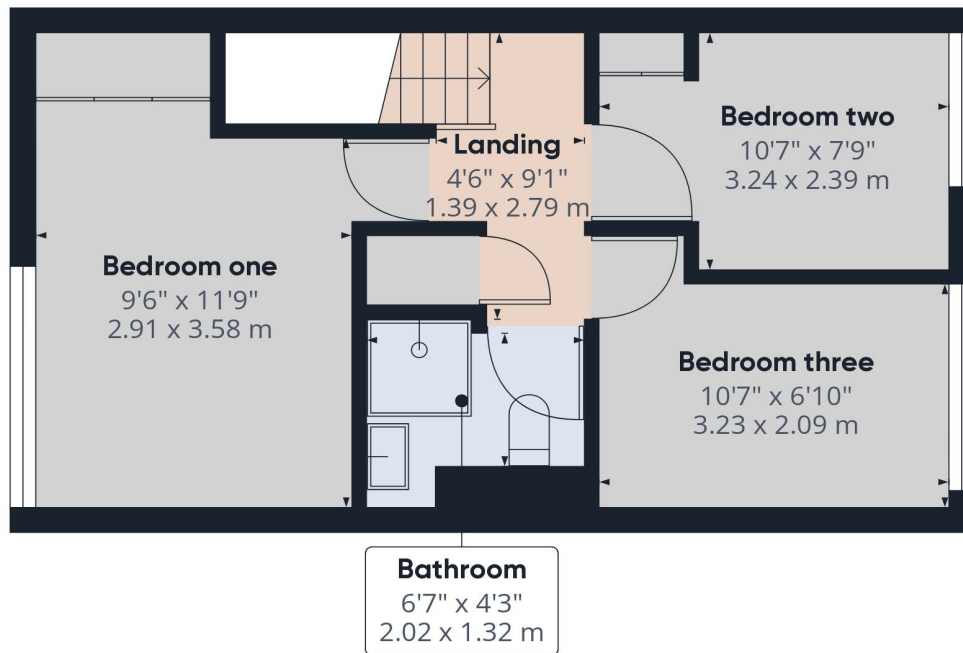




Approximate total area

726.03 ft²

67.45 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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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