



Cherry Hinton Road, Cambridge
CB1 7DA

Pocock + Shaw

213 Cherry Hinton Road
Cambridge
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An attractive and updated bay fronted Victorian house close to excellent amenities in a popular south city location.

- Hall
- 2 Reception Rooms
- Well fitted kitchen
- 2 Bedrooms
- Modern first floor shower room
- Double glazed sash windows
- Gas central heating
- Front garden with potential for parking
- Long rear garden
- Close to shops and schools

Offers Around £475,000



Cherry Hinton Road is situated off Hills Road in the popular southern part of Cambridge. No. 213 stands between Coniston Road and Cowper Road, less than 2 miles from the city centre and about 1 mile from the railway station. There is an interesting variety of shops on the doorstep and well regarded schools are nearby. Addenbrookes Hospital is also readily accessible.

This attractive bay fronted Victorian terrace house which has been owned by, and the home of, the same family since 1968, has been updated and refurbished while retaining its charm and character. The kitchen and bathroom have been upgraded in recent years using stylish units, fixtures and fittings and all rooms, except the kitchen, have bespoke timber framed double glazed sash windows. The house stands back from the pavement and there is potential for forecourt parking, subject to consent for a drop kerb etc.

Entrance Lobby with panelled entrance door and glazed door to

Hall with hardwood faced flooring, radiator and staircase

Sitting Room 10'5" x 12'6" (3.17 m x 3.81 m) into bay, with fireplace surround, hardwood faced flooring, double glazed sash windows and radiator.

Dining Room 10'5" x 11'2" (3.18 m x 3.41 m) with hardwood flooring, radiator, built in cupboard, shelving, store cupboard under stairs, double glazed sash window and door to

Kitchen 6'11" x 13'2" (2.10 m x 4.01 m) with work surfaces with cupboards and drawers below, inset sink, plumbing for washing machine, fitted Neff oven and microwave, Neff gas hob, full height units along one wall comprising larder cupboard, integrated fridge and freezer and store cupboard with gas Vaillant combi boiler, ceramic wall tiling, laminate flooring, radiator and half glazed door to

Lean-to conservatory 15'2" x 6'0" (4.62 m x 1.83 m) with Upvc roof covering.

First Floor

Landing with fitted cupboard and acces to loft.

Front bedroom 1 13'9" x 10'6" (4.19 m x 3.20 m) with double glazed sash window and radiator.

Rear Bedroom 2 10'5" x 8'11" (3.18 m x 2.71 m) with double glazed sash window, radiator and laminate flooring.

Shower Room 9'4" x 6'11" (2.84 m x 2.10 m) (former bathroom) with large walk-in shower, counter top hand basin with drawers below, wall tiling, tubular radiator/heated towel rail, extractor fan and double glazed sash window.

Outside

Front garden with hedging, shrubs, grasses and trees. Potential for off-road parking, subject to obtaining any necessary consent.

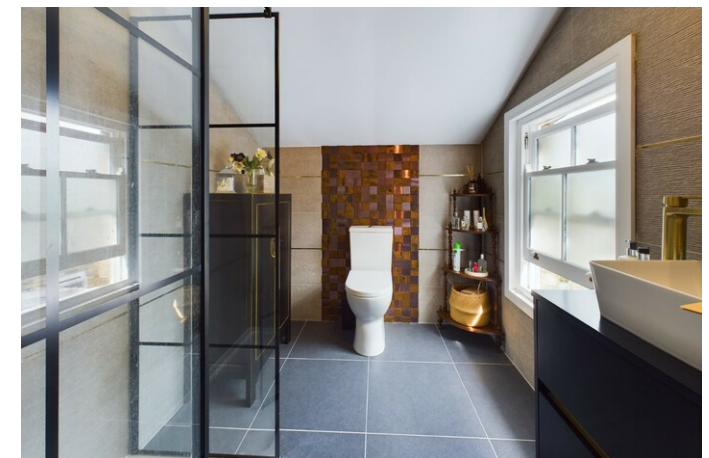
Long rear garden, about 80ft (24m) deep, with borders, flowers, shrubs and trees, timber garden shed. There is a pathway behind the kitchen providing pedestrian access for the occupier of 213 across the rear of 211 to and from the front pavement. Likewise, the occupier of 215 has a right of access across the rear of 213 for the same purpose.

Tenure Freehold

Services All main services.

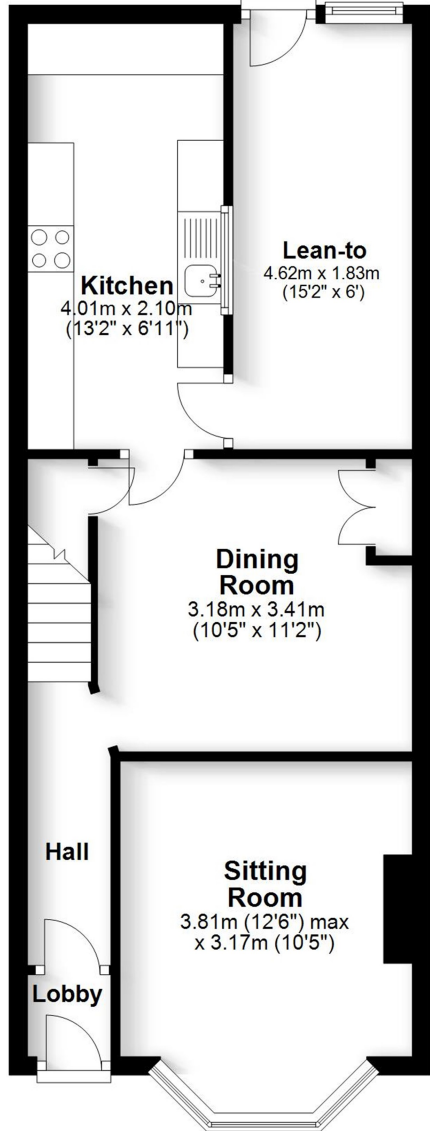
Council tax band C

Viewing By arrangement with Pocock & Shaw



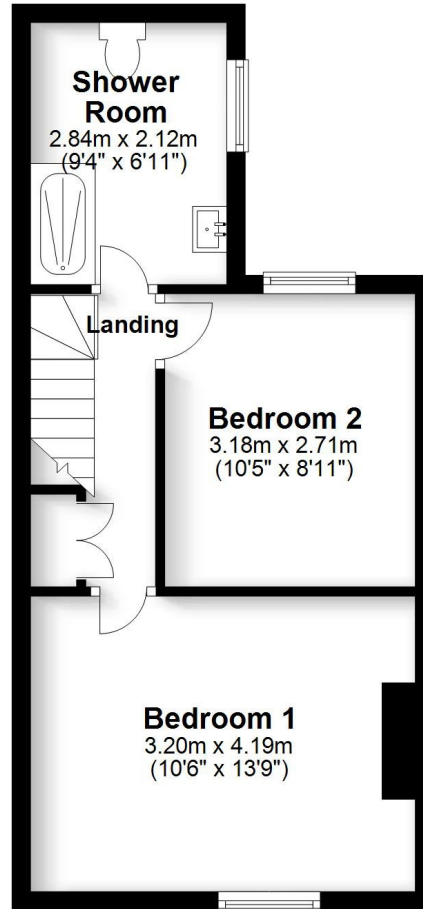
Ground Floor

Approx. 46.3 sq. metres (498.9 sq. feet)
including lean-to



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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