



Lucerne Close, Cambridge  
CB1 9YR

Pocock + Shaw

65 Lucerne Close  
Cambridge  
Cambridgeshire  
CB1 9YR

A two bedroom terraced house, occupying a good position within this sought after residential cul de sac in Cherry Hinton.

- 2 Bedroom house
- Good decorative order throughout
- Kitted kitchen
- Living Room with door to garden
- Newly fitted carpets
- Bedrooms with fitted wardrobes
- First floor bathroom
- Pleasant cul de sac position set back from the road
- Landscaped enclosed rear garden
- Off street parking

Guide Price £324,000



A two bedroom terraced house, occupying a good position within this sought after residential cul de sac in Cherry Hinton. The property enjoys being set back from the road and is offered in good internal decorative order with new carpets being recently laid.

Located in the ever popular Cherry Hinton, with Addenbrooke's hospital just 2.5 miles away and with regular bus service and a Tesco supermarket within walking distance. The property has a comprehewell fitted kitchen and gas radiator heating system. There is no onward chain

### Ground Floor

**Recessed porch** with courtesy light, tiled flooring, utility cupboard with gas/electric meters, glazed door to

**Entrance hall** with electric fuse box, radiator, understairs cupboard, doors to

**Kitchen** 10'0" x 5'8" (3.06 m x 1.72 m) with window to front, good range of cream fitted wall and base units with roll top work surfaces and tiled splashbacks, electric cooker with stainless steel chimney extractor hood over, cupboard housing the Vaillant gas combi boiler, Daewoo washing machine, Beko fridge/freezer, stainless steel sink unit and drainer, radiator.

**Sitting/dining room** 13'5" x 12'0" (4.08 m x 3.66 m) with upvc sliding patio door and glazed panel to rear garden, two radiators, TV point.

### First Floor

**Landing** with loft access hatch, doors to

**Bedroom 1** 12'2" x 8'6" (3.70 m x 2.60 m) with window to rear , radiator, fitted wardrobe to length of one wall.

**Bedroom 2** 9'10" x 7'11" (3.00 m x 2.41 m) with window to front, built in linen cupboard with slatted wood shelf, double doors to built in wardrobe cupboard with clothes hanging rail and shelving, radiator.

**Bathroom** with fully tiled walls, panelled bath with mixer tap and shower attachment over, wash handbasin with mirror, strip light/shaver point over, wc, mirror fronted cabinet to wall, chrome heated towel rail, extractor fan.

**Outside** Enclosed rear garden 10.4m x 3.83m with paved patio area adjacent to the rear of the property leading to a lawn and various flower and shrub borders. Two allocated off street parking spaces.

**Services** All mains services.

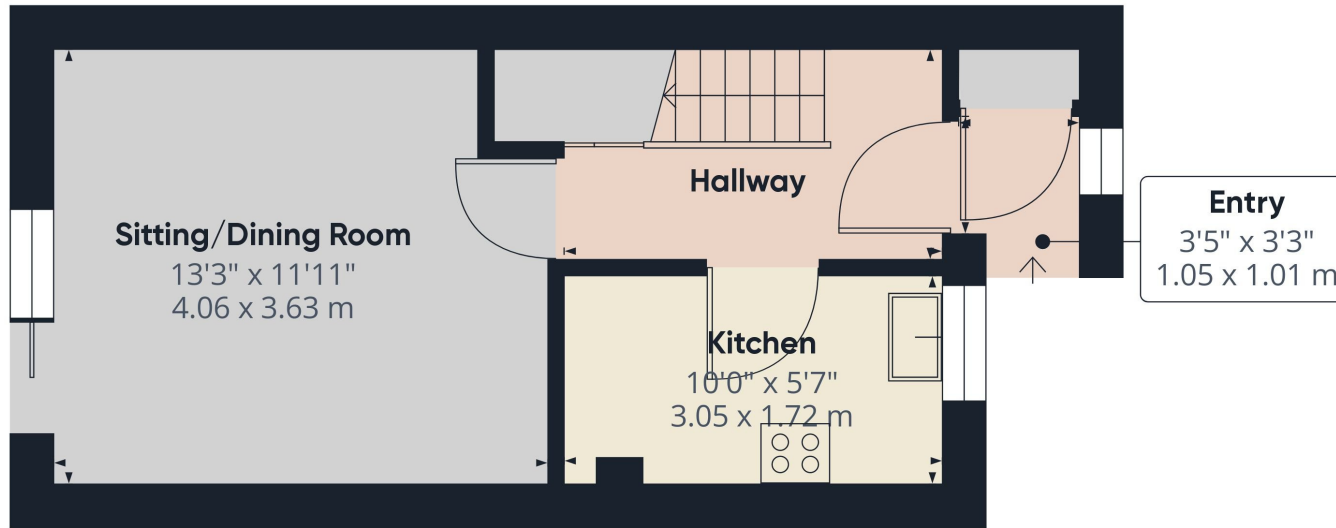
**Tenure** The property is Freehold

**Council tax** Band C

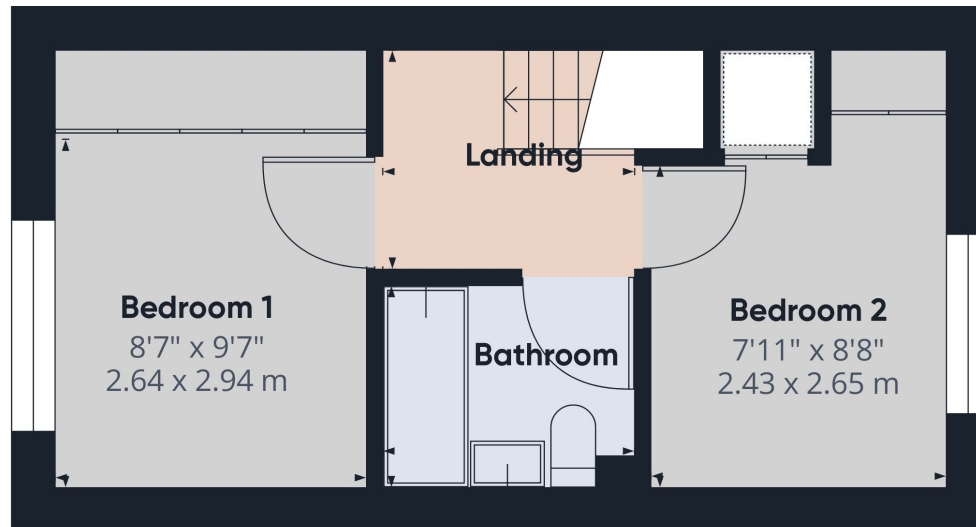
**Viewing** By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
537.76 ft<sup>2</sup>  
49.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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