



North Cottages, Cambridge  
CB2 8EZ

Pocock + Shaw

9 North Cottages  
Cambridge  
Cambridgeshire  
CB2 8EZ

A charming Victorian terraced cottage retaining a wealth of period features, situated in this small privately owned traffic free mews and well located for access to Addenbrookes, Trumpington and Cambridge City centre.

- 2 bedroom Victorian cottage
- No Onward Chain
- Parking space
- Wealth of period features
- Garden with rear access
- First floor bathroom
- Gas central heating
- Fitted kitchen
- Sitting/dining room
- Quiet location
- Solar panels

Offers Around £435,000



This charming terraced house contains a wealth of features with sash windows, fireplaces and pine panelling. To the rear is a 75ft garden with rear pedestrian and cycle access and a parking space on the opposite side of the lane. The property, which is offered with no chain, has easy access to Addenbrookes Campus, Cambridge City Centre and the M11. There are a wide of range of facilities in Trumpington itself. It's 10 minutes by bike to Cambridge Railway station, and with frequent buses to the city centre.

## Ground Floor

**Hall** with stairs to first floor, door to front, door to sitting/dining room.

## Living/ Dining Area:

**Living area** 9'0" x 9'0" (2.74 m x 2.74 m) sitting area with fireplace, alcove shelving to side, radiator, wall light point.

**Dining area** 11'0" x 10'0" (3.35 m x 3.05 m) with cast iron open fireplace with mantle and surround, sash window to rear, radiator, exposed timber panelling, inset range of understairs storage cupboards, wall light points and glazed door to kitchen.

**Kitchen** 8'10" x 7'5" (2.69 m x 2.26 m) with range of fitted wall and base units, twin drainer sink unit with mixer tap, four ring gas hob with fan cooker under, cooker hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, sash window to side, glazed door to side, two windows to the rear overlooking the garden, tiled flooring, inset spotlights.

## First Floor

**Landing** with loft hatch to roof space, storage cupboard, exposed timber panelling.

**Bedroom 1** 12'7" x 9'0" (3.84 m x 2.74 m) with exposed wood floorboards, cast iron fireplace, recessed storage cupboard.

**Bedroom 2** 11'7" x 7'4" (3.53 m x 2.24 m) with sash window to rear, radiator, cast iron fireplace, shelving.

**Bathroom** 8'10" x 7'5" (2.69 m x 2.26 m) with WC, wash handbasin, panelled bath, wall mounted electric shower and fitted shower screen, tiled surround, antique style radiator, wall mounted Glow Worm central heating boiler, sash window to rear.

**Outside** The rear garden extends to approximately 75ft commencing with a brick seating area enclosed by a range of mature shrubs, hedging and panelled timber fencing, laid to lawn with brick pathway leading to access to the timber shed. To the front of the property there is a single parking space. The roof is equipped with 1.95kWp of solar panels, with predicted output of 1872 kWh pa.

**Services** All mains services.

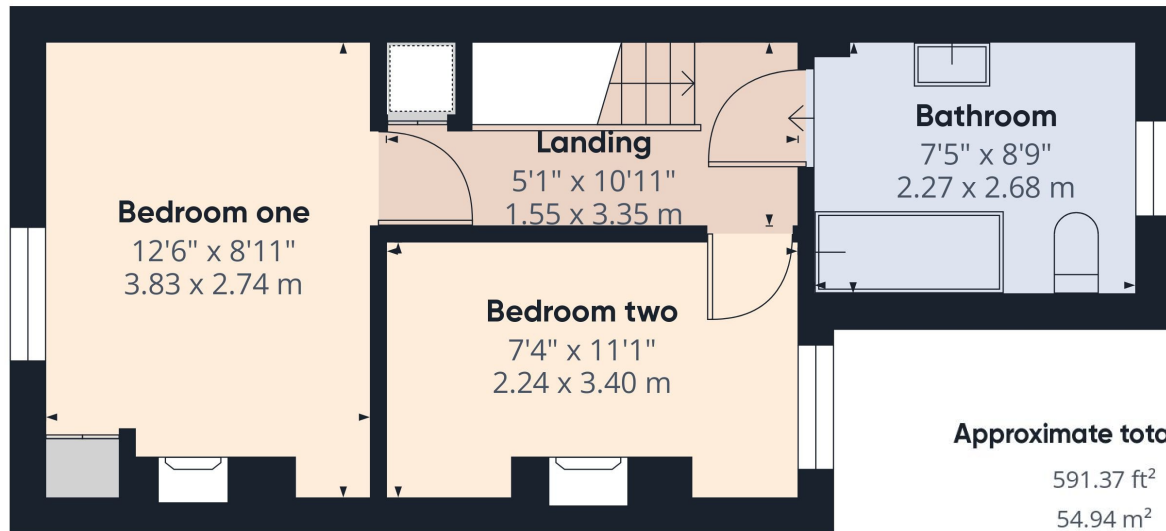
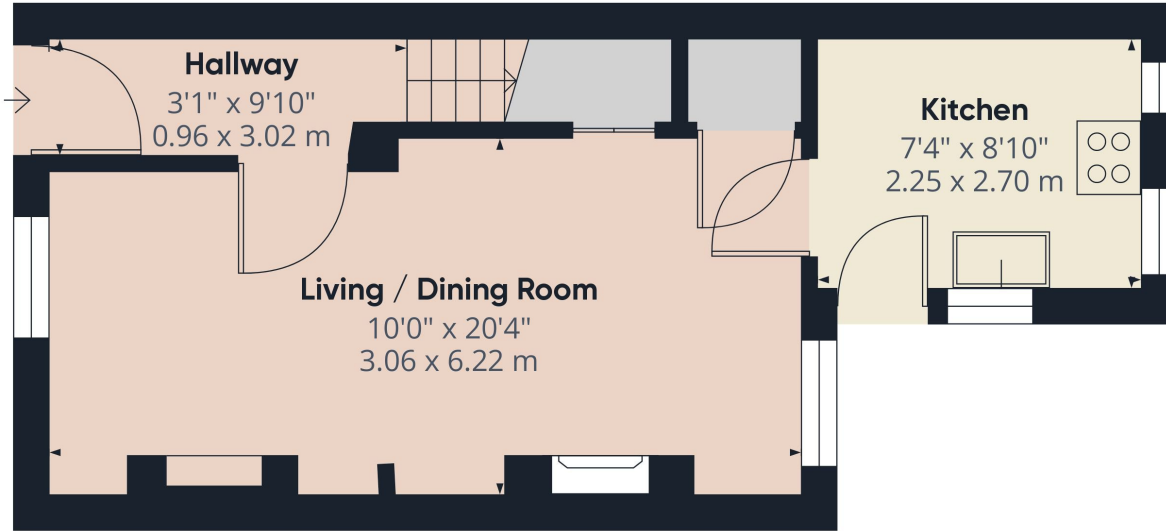
**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**Pocock + Shaw**