



High Street, Chesterton, Cambridge  
CB4 1NL

Pocock+Shaw



177 High Street  
Chesterton  
Cambridge  
Cambridgeshire  
CB4 1NL

A three bedroom mid terrace house with many appealing features and a long garden, enjoying a popular and convenient near-central area of the city

- 3 bedroom house
- Near-central city location
- Close to local amenities and riverside walks
- Air conditioning units to principal rooms connected to an air source heat pump
- Double glazing and gas central heating
- Many appealing features
- Long rear garden
- Double garage

Guide Price £495,000





A three bedroom terraced residence within Chesterton and within easy distance of Cambridge City Centre, the river and Stourbridge and Midsummer Common.

High Street Chesterton is just a short distance away from riverside walks (as well the footbridge over to Stourbridge Common) and offers a wide range of local amenities and facilities including a variety of shops and cafes. There is a regular bus service to the city centre which is a little over a mile away and is easily reached on foot or cycle. There is also particularly good access to the Science Park areas on this side of Cambridge and to the A14/M11.

This 3 bedroom house offers many appealing and original features and would benefit from some updating and redecorating. There is scope to extend into the loft space (subject to any necessary consents). There is a air source heat pump (fitted in April 2024) which is connected to the three air conditioning units (a Mitsubishi split unit HVAC system) which, as well as cooling, each of the indoor units, can also output heat.

In detail, the accommodation comprises;

**Ground Floor** Timber front door with attractive coloured and leaded glass detailing to;

**Entrance Hallway** with stairs to first floor, radiator, understair cupboard/storage recess, exposed pine floorboards.

**Sitting Room** 13'2" x 11'5" (4.02 m x 3.49 m) with triple glazed bay window to front ( fitted in May 2024), fireplace with marble slips and hearth, real flame, coal effect gas fire, picture rail, wall light points, wall mounted Mitsubishi air conditioning unit, radiator, , stripped pine floorboards, stripped pine door to hallway

**Dining Room** 12'4" x 9'11" (3.75 m x 3.01 m) Sash style double glazed window to rear with views to rear garden, further small picture window to rear, picture rail, period tiled fireplace, radiator, ceiling mounted spotlights, exposed pine floorboards.

**Kitchen** 8'11" x 6'11" (2.72 m x 2.11 m) with part-glazed door and window to small rear open porch, good

range of fitted wall and base units with worksurfaces and tiled splashbacks, stainless steel unit and double drainer, gas cooker (to remain) space for under counter fridge and under counter freezer, space and plumbing for washing machine, ceiling mounted spotlight unit.

**Rear Porch** Open timber framed porch with polycarbonate roof and side panels

## First Floor

**Landing** with loft access hatch.

**Bedroom 1** 12'0" x 9'1" (3.65 m x 2.76 m) with window to rear with views to garden, picture rail, built in wardrobes and shelving to length of one wall, wall mounted air conditioning unit, radiator.

**Bedroom 2** 12'0" x 9'7" (3.65 m x 2.93 m) with window to front (new in May 2024) feature period fireplace, radiator, wall mounted air conditioning unit.

**Bedroom 3** 8'8" x 7'6" (2.65 m x 2.28 m) with window to rear, radiator, picture rail.

**Bathroom** with window to rear, panelled bath with fully tiled surround and Mira 88 chrome shower unit over, wash handbasin, WC with concealed cistern, towel radiator.

**Outside** Low maintenance front garden with evergreen hedged boundaries, cycle stand.

The long (150ft approximately) rear garden is another particular feature of the property. Mainly laid to lawn with flower and shrub borders. Small 'wooded' area to the far end of the garden with barked pathway leading onto a large (4.9m x 4.8m) sectional garage with aluminium up and over door to front, pedestrian door and window to garden. Rear access gate to side .

**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band C

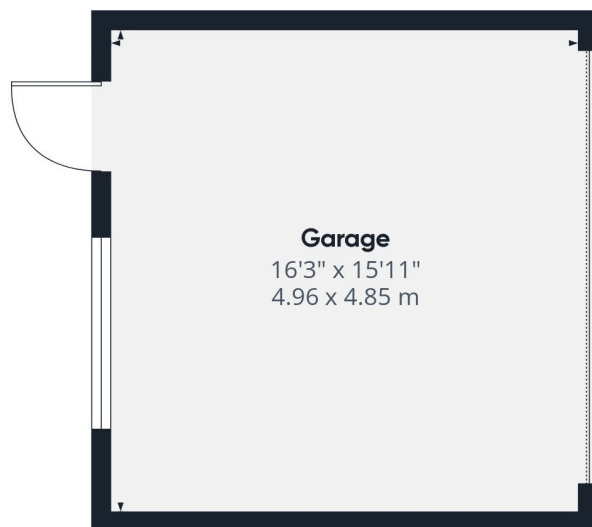
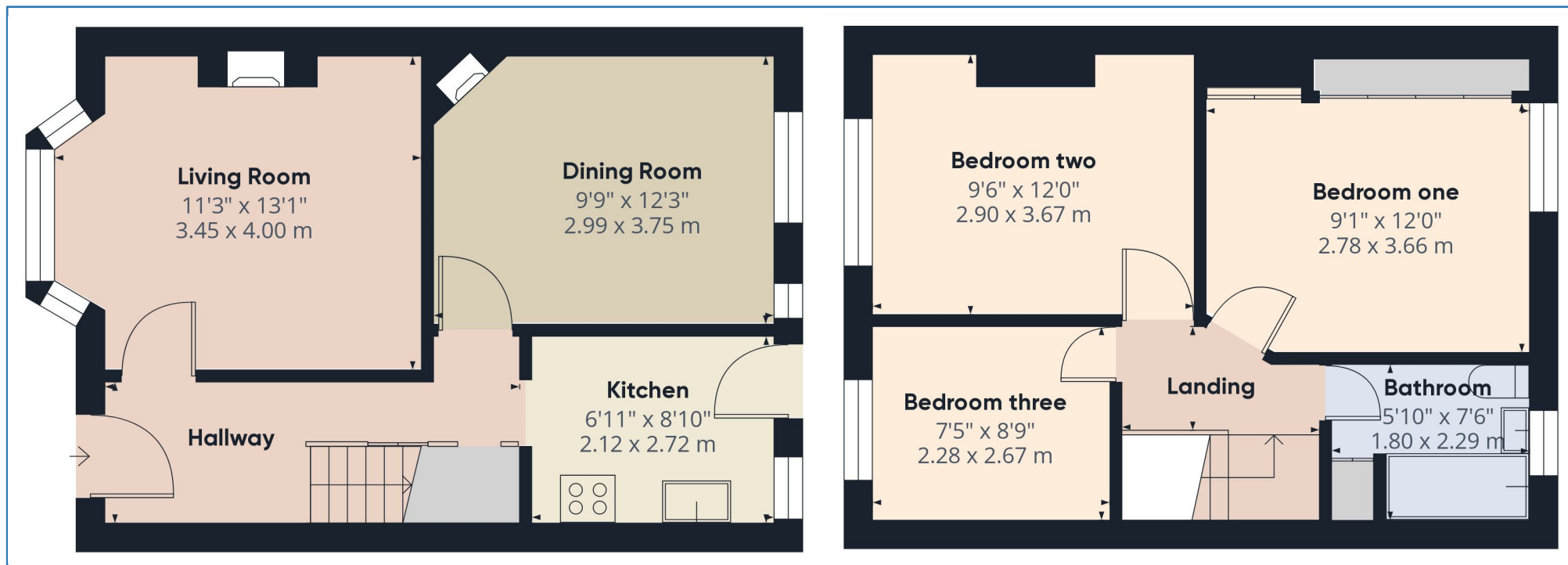
**Viewing** By appointment with Pocock + Shaw





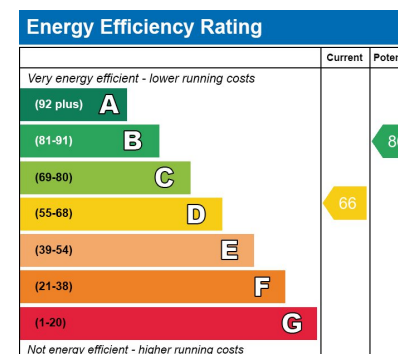






**Approximate total area**

780.18 ft<sup>2</sup>  
72.48 m<sup>2</sup>



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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