



Abbey Street, Cambridge  
CB1 2QP

Pocock+Shaw



9a Abbey Street  
Cambridge  
Cambridgeshire  
CB1 2QP

A modern and well proportioned semi-detached townhouse with four/five double bedrooms and in a much sought after central city location

- Central city location
- 4/5 bedroom semi-detached house
- Excellent rental potential
- Refitted shower room
- Updated fitted kitchen
- Gas central heating and double glazing
- Courtyard garden
- No upward chain

Guide Price £635,000



Abbey Street is a one way road just off New Street, located between Mill Road and East Road; ideal for access to the Grafton and its shops and the city centre. The nearby Mill Road area is one of the most bustling, cosmopolitan and multi-cultural parts of the city.

Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars and the surrounding streets have some of the most interesting, tucked-away pubs in Cambridge. The city's railway station is around a mile to walk to or by bike.

The property has been a successful rental investment since being built with a consistently high occupancy rate. The property would make a spacious family home or appeal to landlords wishing to purchase a highly rentable property close to the city centre.

The house offers good light quality, being of an east to west aspect, with the accommodation arranged over 3 floors. The property also benefits from a sunny paved rear courtyard garden.

**Agents note:** We understand the vendor would be willing to consider selling (by separate negotiation) an off street parking space in very close proximity to the property should it be of any interest to a prospective purchaser.

In detail, the accommodation comprises:

**Ground floor** Part glazed front door to

**Reception hallway** with stairs to first floor, radiator, laminate wood flooring.

**Cloakroom** with window to side, wash handbasin with tiled splashback, WC, radiator, extractor fan, ceramic tiled flooring.

**Sitting room/ Bedroom 5** 7'10" x 15'7" (2.39 m x 4.74 m) with window to front, radiator, laminate wood flooring.

**Sitting/ Dining room** 14'9" x 12'9" (4.50 m x 3.89 m) with double glazed sliding patio door to rear courtyard

garden, wall uplighters, cornicing and ceiling rose, radiator, TV point, laminate wood flooring, door to

**Kitchen** 13'5" x 5'10" (4.09 m x 1.79 m) fitted kitchen with good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, under unit lighting, four ring gas hob with new electric oven below and extractor hood over, Beko washing machine, under counter fridge, Hotpoint dishwasher, one and a quarter bowl stainless steel sink unit and drainer, wall mounted Vokera gas combination boiler, radiator, double glazed sliding patio doors to courtyard garden, window to rear, laminate wood flooring.

### First floor

**Landing** with stairs to second floor, radiator, built in cupboard with slatted wood shelving.

**Bedroom** 12'9" x 10'4" (3.89 m x 3.14 m) with window to rear, built in wardrobe cupboards to one wall, radiator, TV point, door to

**Study/ box room/ nursery** 5'10" x 6'8" (1.79 m x 2.03 m) with window to side, radiator.

**Bedroom** 11'4" x 12'10" (3.46 m x 3.91 m) with two windows to front with Juliet balcony, built in wardrobe cupboards to one wall, radiator, TV point.

**Bathroom** with panelled bath with mixer taps and shower attachment, fully tiled surround and glass shower screen over, wash handbasin with tiled splashbacks, strip light and shaver point over, WC with recessed tiled shelf over, radiator, extractor fan.

### Second floor

**Landing** with window to side, loft inspection hatch, doors to

**Bedroom** with window to rear, radiator, double doors to built in wardrobe cupboard with hanging rail and shelving, TV point.





**Bedroom** 12'4" x 9'3" (3.77 m x 2.81 m) with window to front, TV point, radiator, built in wardrobe cupboard to one wall.

**Shower room** with fully enclosed shower cubicle with aqua boarding and chrome shower unit with large drench shower head, WC, wash handbasin with tiled splashbacks, strip light over with shaver point, radiator, extractor fan, built in cupboard with slatted wood shelving.

**Outside** 19'5" x 27'3" (5.92 m x 8.30 m) with mainly paved rear courtyard garden with flower and shrub borders, paved side access to front, outside tap.

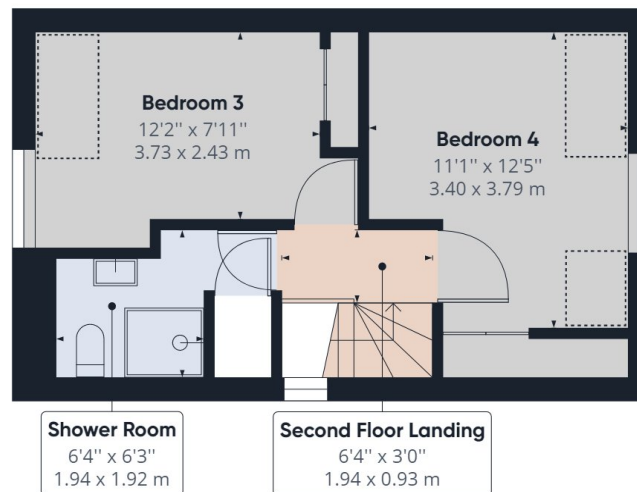
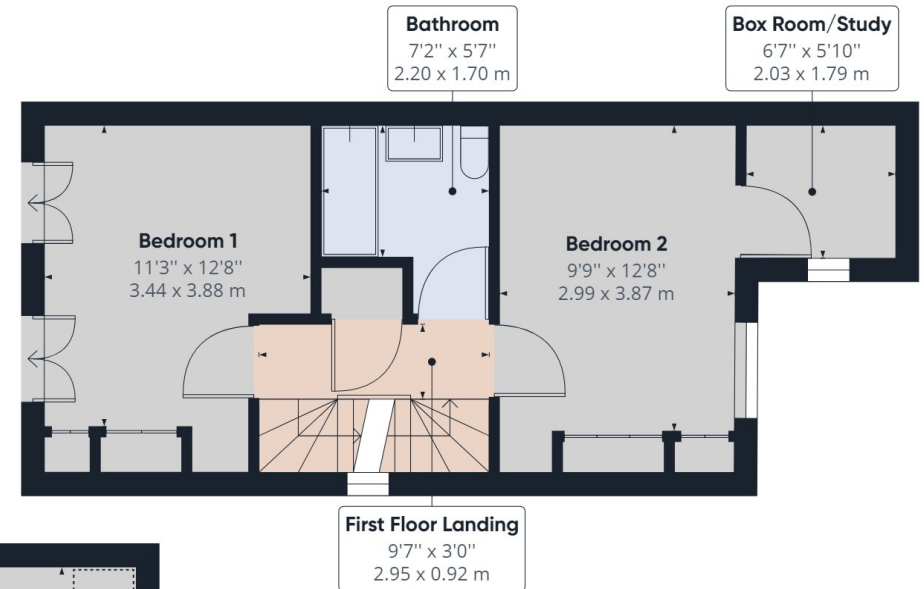
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





#### Approximate total area

1270.23 ft<sup>2</sup>  
118.01 m<sup>2</sup>

#### Reduced headroom

34.52 ft<sup>2</sup>  
3.21 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(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