



Cambridge Road, Babraham, Cambridge  
CB22 3AF

**Pocock+Shaw**



6 Cambridge Road  
Babraham  
Cambridge  
Cambridgeshire  
CB22 3AF

A charming three bedroom cottage, delightfully situated amidst open countryside just to the south of the city

- Charming three bedroom semi detached period cottage
- Views to open fields
- Good sized gardens with parking
- Sitting room with woodburning stove
- Dining room
- Ground floor bathroom and WC
- Utility area
- No upward chain

Guide Price £425,000





This attractive three bedroom period cottage enjoys a fine outlook across open fields on three sides, amidst the rolling countryside on the south eastern side of Cambridge. The location is likely to appeal to anyone preferring to live in rural surrounds yet needing easy access to Cambridge. Offering gardens of quite a good size, with trees, hedging along the boundaries, providing particularly effective screening along the road frontage.

The property offers much character and charm and viewing comes highly recommended.

**Ground Floor** Part glazed front door to

**Entrance hallway** with window to side, part glazed door to rear, stairs to first floor, roof void access hatch, wall mounted electric storage heater, coathooks, LVT flooring.

**Kitchen** 10'8" x 7'3" (3.24 m x 2.21 m) with window to rear with views to garden, good range of fitted wall and base units with under unit lighting, work tops with tiled splashbacks, space for fridge/freezer, built in electric hob with extractor hood over and electric oven below, dishwasher, one and a half sink unit and drainer with mixer tap, ceiling mounted spotlight unit, LVT flooring.

**Utility area** 5'5" x 4'5" (1.64 m x 1.34 m) with part glazed door and window to rear, worktop with shelving over and space/plumbing for washing machine below, ceramic tiled flooring.

**Dining room** 8'9" x 7'10" (2.66 m x 2.38 m) with window to front and window to side, pine door to understairs cupboard and pine door to

**Sitting room** 12'4" x 11'11" (3.75 m x 3.64 m) with two windows to front, fireplace with oak bressumer, cast iron wood burner and slate hearth, exposed ceiling timbers.

**Bathroom** with window to rear, panelled bath with fully tiled surround and Mira shower over, vanity wash handbasin with back lit mirror over and tiled wall behind, chrome heated towel rail, airing cupboard with factory

lagged hot water tank and slatted wood shelving, ceramic tiled flooring.

**Cloakroom** with WC with recessed shelf and mirror fronted cabinet over, vanity wash handbasin with tiled splashback, extractor fan.

### First Floor

**Landing** with exposed wall timbers, timber Suffolk latch doors to

**Bedroom 1** 11'7" x 9'8" (3.54 m x 2.95 m) with window to front, radiator, built in wardrobes to length of one wall, laminate wood flooring.

**Bedroom 3** 8'8" x 6'2" (2.63 m x 1.89 m) with window to front, exposed wall timbers, radiator, built in single bed and shelf and cupboard.

**Bedroom 2** 11'3" x 11'2" (3.43 m x 3.40 m) with window to rear, laminate wood flooring.

**Outside** The property enjoys a generous garden mainly to the side and rear (40m x 15m) which wraps around the house. Mature front garden area with flower and shrub borders, silver birch and path to front door. Side/rear garden with good sized lawn area with well stocked flower and shrub borders, fruit trees. Block built store. This leads onto a parking area for three vehicles. Five bar gate accessed from drive off main road.

**Agent's Note** There is currently no central heating

**Services** Mains water, electricity and drainage.

**Tenure** The property is Freehold

**Council Tax** Band D

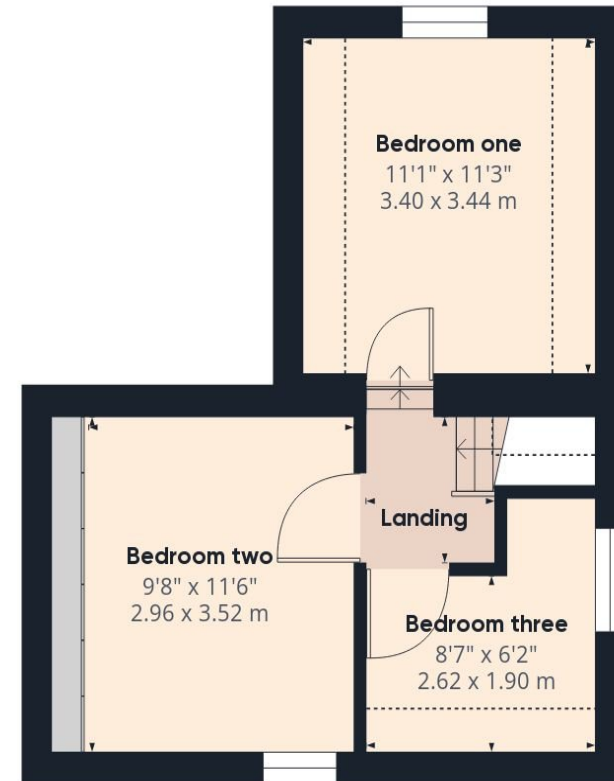
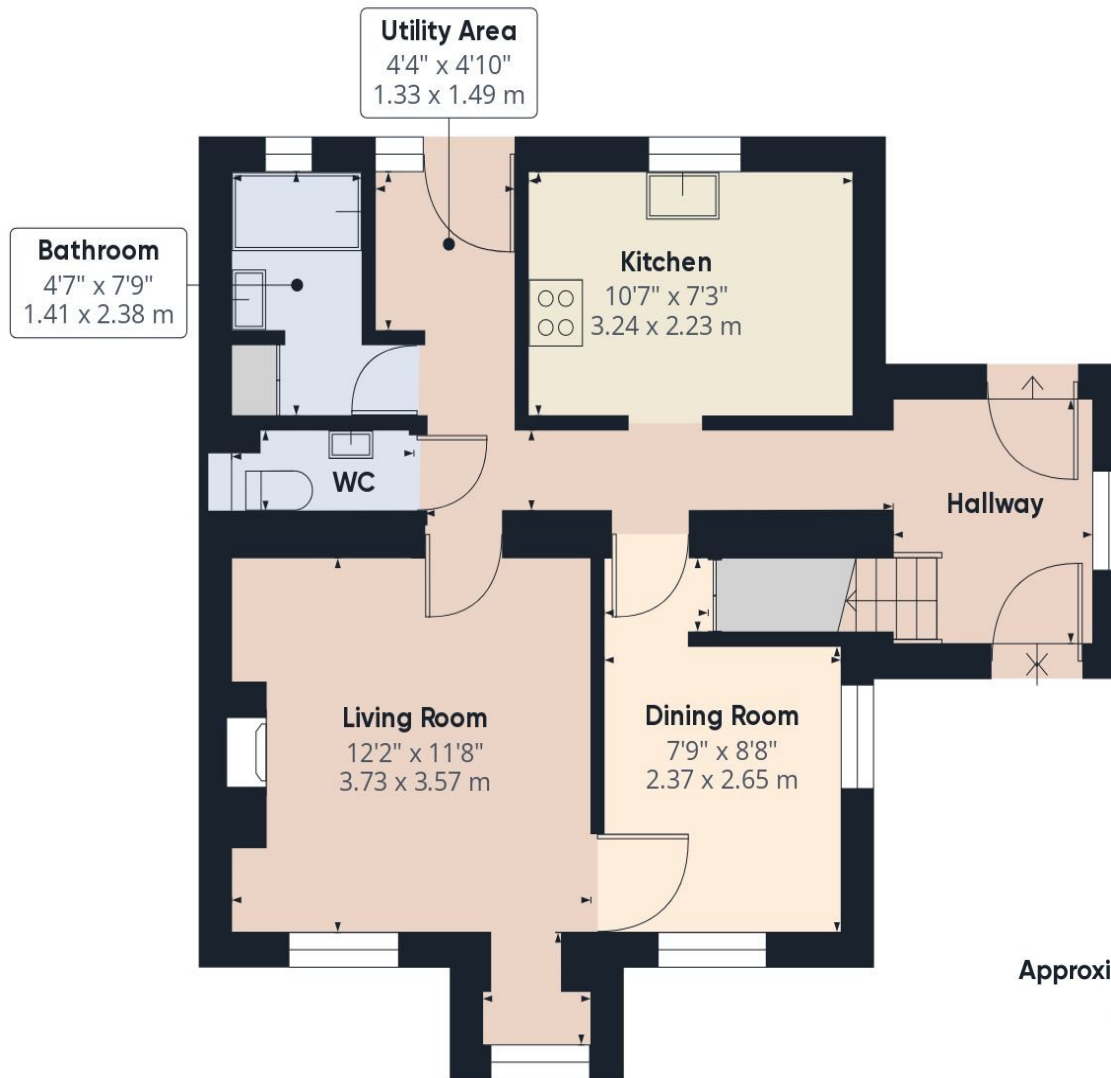
**Viewing** By Arrangement with Pocock + Shaw











#### Approximate total area

836.46 ft<sup>2</sup>  
77.71 m<sup>2</sup>

#### Reduced headroom

70.83 ft<sup>2</sup>  
6.58 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
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