



Cambridge Place, Cambridge
CB2 1NS

Pocock+Shaw

46 Cambridge Place
Cambridge
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An attractive mews style house with garage in a quiet location off Hills Road between the railway station and city centre, ideally positioned for the university, schools, buses, and within walking distance of many amenities including the Botanic Garden.

- Attractive mews style residence
- Three Bedrooms (3rd bed/ study)
- Entrance hallway
- Cloakroom
- Open plan living area
- First floor bathroom
- Small secluded patio
- 842.45sqft including garage
- Gas central heating and double glazing
- **No upward chain**

Guide Price £595,000



Cambridge Place is a quiet no through road located off the bustling and thriving Hills Road conveniently located between the railway station and the city centre. It is ideal for those working in research and science parks, city offices, the biomedical campus and the university or needing to commute, attend schooling/ college and wishing to be within walking/cycling distance of the many benefits Cambridge has to offer. For local amenities there is a huge variety with cafes, restaurants, public houses, convenience stores and shops. The Botanic Gardens and Leisure Centre are a short distance away, Mill Road is within easy reach.

This contemporary three-bedroom mews style residence is presented in excellent decorative order and has recently been completely re-roofed. Featuring an entrance hall, cloakroom, an integrated garage, and a semi open plan kitchen/ dining area that extends into a charming small courtyard. Upstairs, two spacious bedrooms are complemented by a family bathroom, while an additional single bedroom/ study completes the layout.

Offered with the added advantage of no upward chain, the property in detail comprises;

Ground floor Part glazed front door to

Entrance hall with stairs to first floor, understairs cupboard, dado rail, radiator, inset brush mat, recessed ceiling spotlights, laminate wood flooring.

Cloakroom with window to front, WC, wash handbasin with tiled splashbacks, recessed ceiling spotlight, radiator, coat hooks, laminate wood flooring.

Sitting/ Dining room 20'7" x 9'10" (6.28 m x 3.00 m) part vaulted ceiling with velux window to side, built in cupboard with adjustable shelving over, radiator, (plumbing for second radiator if needed), TV points, sliding glazed patio door and side panel to garden (see later), cornicing, archway to

Kitchen 8'10" x 6'5" (2.68 m x 1.95 m) with window to rear with views to courtyard garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, AEG 4 ring gas hob with extractor hood

over, built in AEG electric oven with aperture for microwave over, space for fridge/freezer, cupboard housing the Worcester Greenstar i gas combination boiler, open shelving, extractor fan, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, space and plumbing for Bosch washing machine, recessed ceiling spotlights, TV point.

First Floor

Landing with loft access hatch, recessed ceiling spotlight, doors to

Bedroom 1 12'5" x 9'7" (3.79 m x 2.92 m) with window to front, radiator, built in adjustable shelving unit, TV point, coving, double doors to built in wardrobe with clothes hanging rail and shelf.

Bedroom 2 9'7" x 10'5" (2.91 m x 3.18 m) with two Velux windows to rear, radiator, coving.

Bedroom 3/ Study 8'10" x 6'8" (2.70 m x 2.02 m) with window to front, radiator, coving. 2.64m (narrowing to 1.58m) x 2.05m (narrowing to 0.90m) over stair plinth with shelved area over with slatted wood shelving, built in cupboard.

Bathroom with velux window to rear, part tiled walls, panelled bath with Victorian style mixer taps and part tiled surround, wash handbasin with mirror, striplight and shaver point over, separate fully tiled and enclosed shower cubicle with Aqualisa shower over, recessed ceiling spotlights, WC, heated towel rail, extractor fan.

Outside 9'2" x 6'3" (2.80 m x 1.90 m) Small but private paved courtyard with raised border, shrubs and climbers, water tap, outside light, Yorkstone paving.

Garage 9'5" x 15'8" (2.88 m x 4.78 m) with electronically operated aluminium up and over door with lighting, power points, fitted shelving, gas meter.

Services All mains services

Tenure The property is Freehold

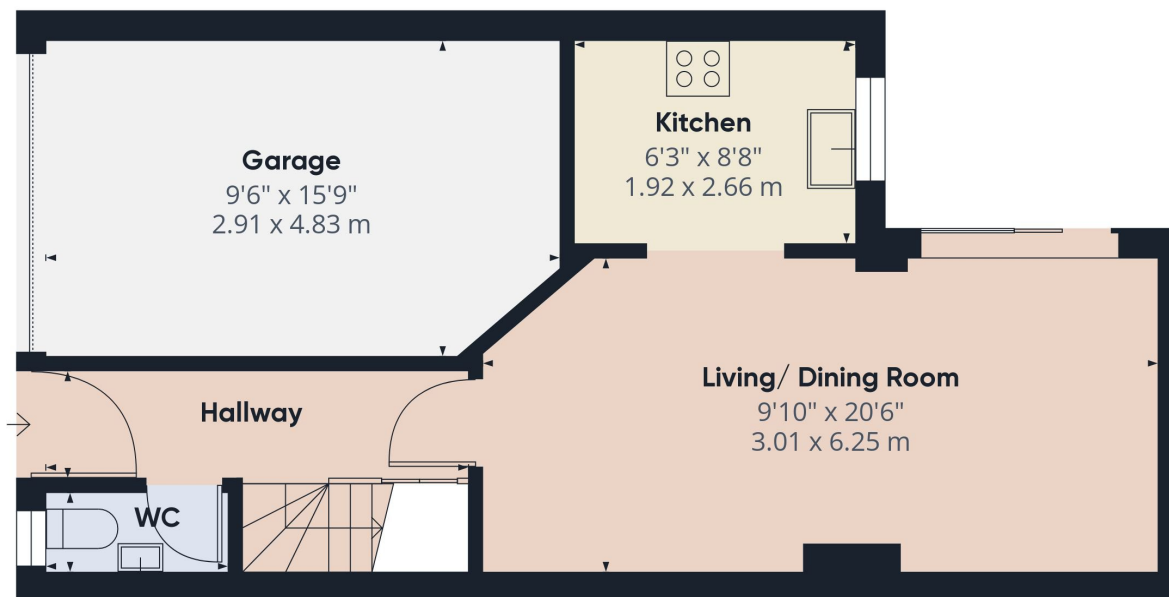
Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





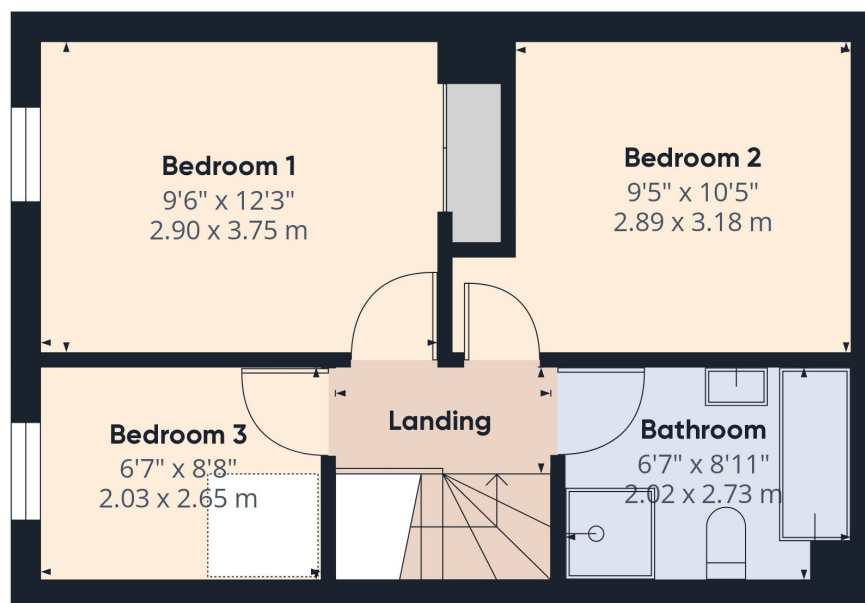
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Approximate total area

842.49 ft²

78.27 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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