



Manhattan Drive, Cambridge
CB4 1JL

Pocock+Shaw

23 Manhattan Drive
Cambridge
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Three bedroom terraced home located close to Midsummer Common and within easy reach of the city centre, Grafton Centre and various amenities.

- Near central city location
- Close to Midsummer Common
- Three bedroom house.
- Redecorated throughout
- New fitted kitchen
- First floor shower room
- Gardens to front and rear
- Garage in nearby block
- No upward chain

Guide Price £495,000



Manhattan Drive is conveniently located just to the north of the River Cam and within a few minutes walking distance of the River and Midsummer Common. The property also offers good access to the city centre, train station and local shops, which are within easy reach via foot, bicycle or bus. The property is also within school catchment areas for Milton Road and Chesterton Community College.

The property has just been redecorated internally and offers well proportioned accommodation over two floors with a spacious sitting/dining room, a newly fitted kitchen to the ground floor and three bedrooms and shower room to the first floor. Externally, there is a rear garden with patio area, and an open plan front garden area. There is also a garage within a nearby block.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor Part glazed upvc door to

Entrance lobby with white painted timber staircase to first floor, ceramic tiled flooring, doorway to

Sitting/dining room 26'2" x 11'11" (7.98 m x 3.63 m) with window to rear, glazed panels and door to rear garden, fireplace aperture with granite surround and tiled hearth, timber mantle shelf over, serving hatch to kitchen, picture rails, two radiators, some built in shelving adjacent to chimney breast, timber wood strip flooring, door to

Kitchen 10'2" x 6'11" (3.10 m x 2.12 m) newly fitted kitchen with fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, 1.16m x 0.9m shelving, radiator, pine louvre fronted folding door to large understair cupboard with lighting and electric meter. Flavel cooker with Cooke & Lewis extractor hood over, laminate wood flooring.

First Floor

Landing with loft access hatch (to fully boarded loft space), radiator, laminate wood shelving, double doors

to deep storage cupboard with Worcester gas combination boiler and lighting, doors to

Bedroom 1 13'11" x 8'2" (4.23 m x 2.49 m) with window to front, radiator, laminate wood flooring, built in wardrobe to part of one wall with clothes hanging rail and shelving.

Bedroom 2 8'2" x 7'3" (2.50 m x 2.22 m) with window to rear, radiator, shelving to one wall, built in wardrobes to one wall with clothes hanging rail and shelving, laminate wood flooring.

Bedroom 3 10'2" x 7'4" (3.11 m x 2.24 m) with window to rear, radiator, shelving to part of one wall, laminate wood flooring.

Shower room with window to front, fully enclosed and tiled shower cubicle with chrome Triton shower unit, fully tiled walls, extractor fan, wash handbasin, WC, shaver point, radiator, recessed linen cupboard with slatted wood shelving, ceramic tiled flooring.

Outside Low maintenance front garden laid to gravel with path, paved area adjacent to the front of the property.

Rear garden 28'3" x 16'1" (8.60 m x 4.90 m) with patio area with high degree of privacy leading onto a gravelled area with access gate, two shaped yew trees, open side brick store area. Outside power points. Single garage within nearby block.

Services All mains services.

Tenure The property is Freehold

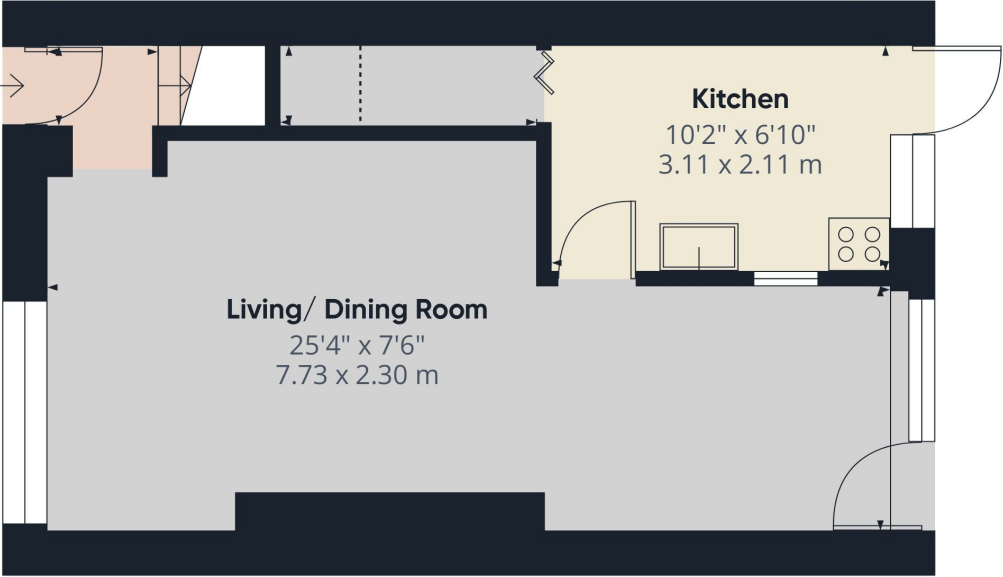
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





23 Manhattan Drive, Cambridge



Approximate total area

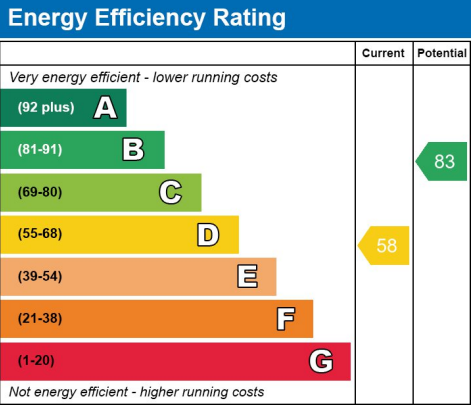
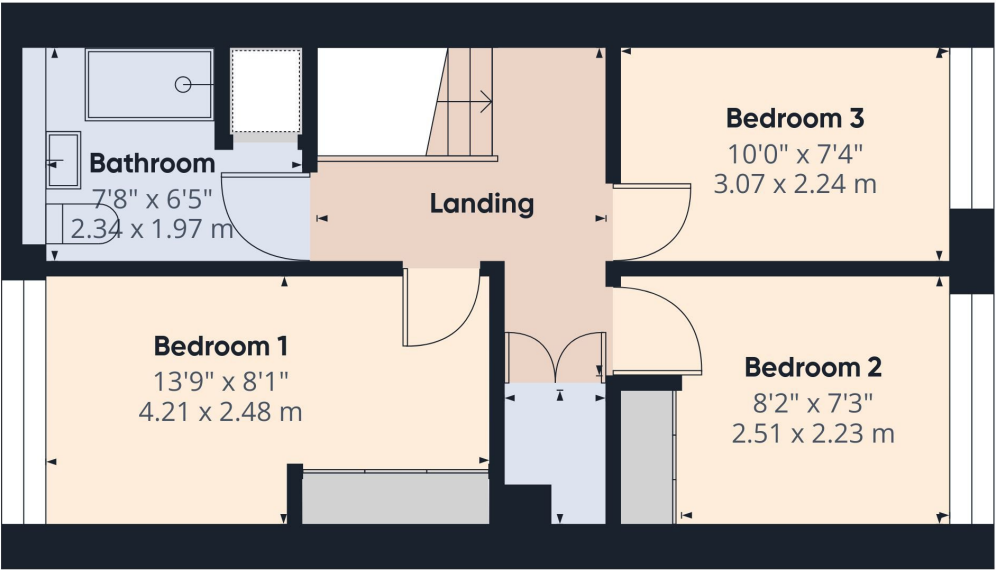
732 ft²

67.9 m²

Reduced headroom

6 ft²

0.6 m²



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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