



Leete Road, Cambridge  
CB1 9HB

Pocock+Shaw



1b Leete Road  
Cambridge  
Cambridgeshire  
CB1 9HB

A spacious and well proportioned one bedroom end of terrace house with a sunny enclosed rear garden and driveway parking in this popular and convenient location to the south of the city.

- End terrace one bedroom house
- Built approximately 10 years ago
- Well proportioned accommodation
- Sitting/ Dining room
- Fitted kitchen with integrated appliances
- Spacious bedroom with fitted wardrobes
- Fully tiled first floor shower room
- Driveway parking
- Enclosed rear garden
- Home working space

Guide Price £345,000





Leete Road is located off the High Street in the established part of Cherry Hinton. There are excellent local facilities including a range of shops, junior and infant schools, doctors surgery, library and bus services. There is a Tesco supermarket nearby. Addenbrooke's Hospital is readily accessible and the city centre is about 3 miles away.

This spacious well proportioned and well presented property was built approximately 10 years ago (previously granted planning permission for an extension - 2<sup>nd</sup> bedroom/ bathroom/ downstairs living area) and enjoys an end terrace position in the far corner of the road.

Offered with no upward chain, the property needs to be viewed to be fully appreciated.

**Ground Floor** with part glazed upvc door and glazed side panel to

**Hallway** with staircase with pine newel posts and balustrade to the first floor, radiator, laminate wood flooring, glazed door to

**Sitting/ Dining room** 16'3" x 14'3" (4.95 m x 4.35 m) with two velux windows to rear, French doors and window to rear, two radiators, laminate wood flooring, recessed ceiling spotlights, opening onto the

**Kitchen area** 9'3" x 10'0" (2.82 m x 3.05 m) with window to front, excellent range of white high gloss fitted units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, AEG four ring stainless steel gas hob with stainless steel splashback and extractor hood over, under unit lighting, built in AEG eye level double oven, integrated fridge/freezer, dishwasher and washing machine, recessed ceiling spotlights, ceramic tiled flooring.

**First Floor**

**Landing** Landing with loft access hatch (loft has lighting and is 2/3 boarded)

**Bedroom** 13'0" x 12'0" (3.97 m x 3.67 m) spacious bedroom with windows to front and rear, two radiators, double doors to deep built in wardrobe cupboard with four clothes hanging rails, further built in wardrobe. Useful recessed area currently used as a home working space.

**Shower room** with window to rear, large fully tiled and enclosed shower cubicle with recently upgraded quality Hansgrohe shower mixer unit, WC, wash handbasin, fully tiled walls, shaver point, extractor fan, heated towel rail, recessed ceiling spotlights, mirror fronted wall cabinet, ceramic tiled flooring.

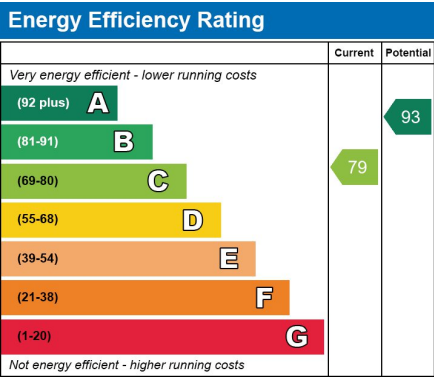
**Outside** Front garden with gravelled driveway providing off road parking for one vehicle. Pathway extending to the side of the house to secure rear access gate, outside tap. Paved patio area adjacent to the rear of the property leading onto a lawn with flower and shrub borders. Timber shed on paved base (included in sales price). Triangular shaped garden, outside light. The whole offering a high degree of privacy.

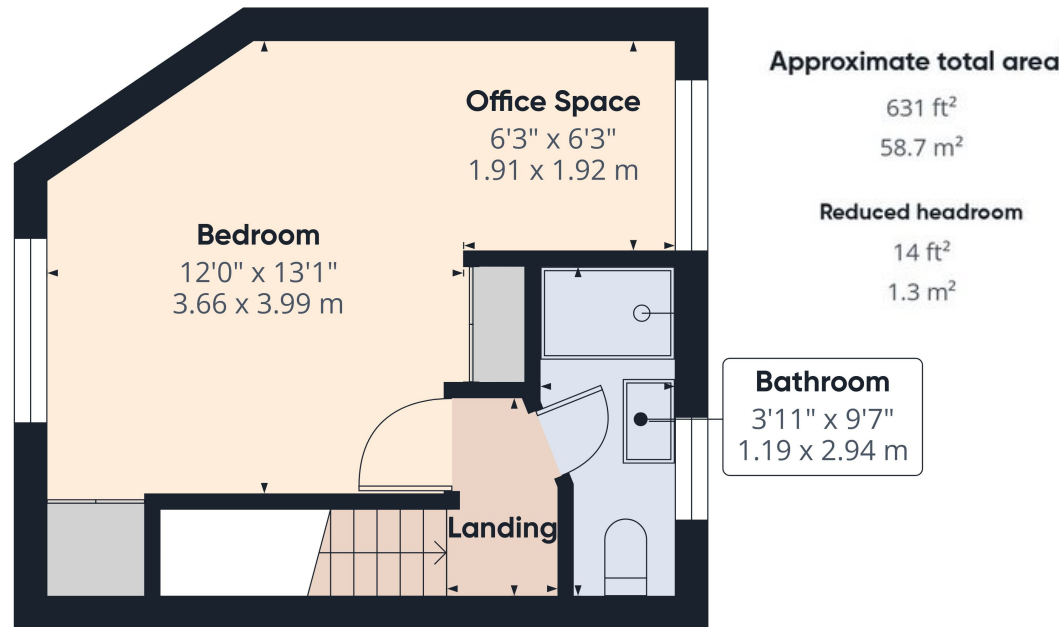
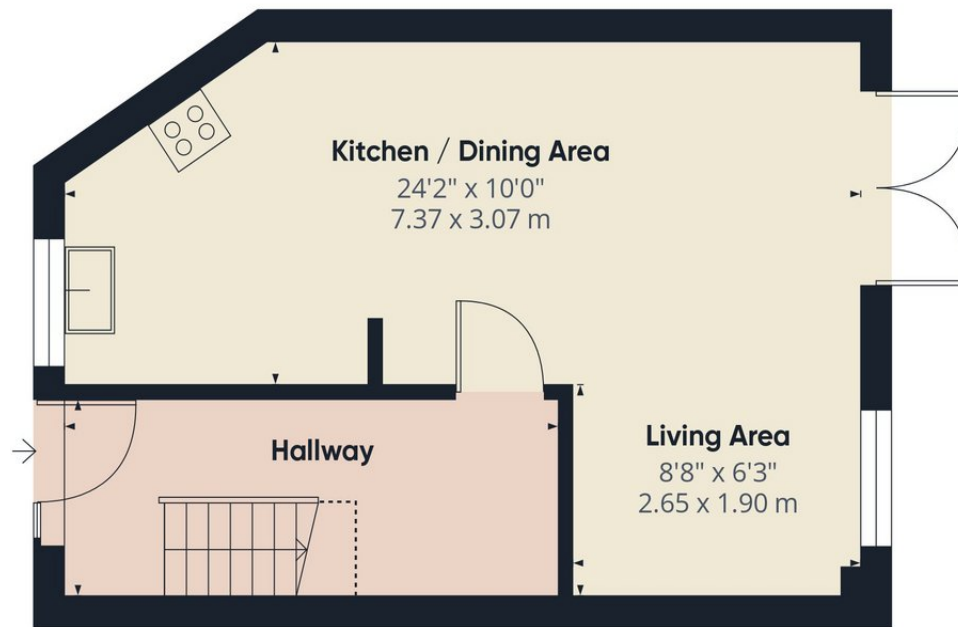
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





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