



Church End, Cambridge
CB1 3LB

Pocock+Shaw

134 Church End
Cambridge
Cambridgeshire
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A very good sized three bedroom terraced home close to Cherry Hinton High Street. Two reception rooms, first floor bathroom, three double bedrooms and an enclosed rear garden.

- Hall
- Sitting room
- Dining room
- Kitchen
- Three good sized bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed rear garden
- No upward chain

Guide Price £345,000



An older style mid terraced home, with larger than average first floor accommodation, offering three bedrooms and first floor bathroom. Close to Cherry Hinton High Street, with various shops and amenities along with a bus stop and excellent service to the City Centre and Addenbrooke's hospital.

Entrance door

Hall Radiator, stairs rising to the first floor.

Living room 12'1" x 11'9" (3.68 m x 3.58 m) Window to the front, radiator, wood burning stove with slate hearth.

Dining room 11'1" x 11'10 (3.38 m x 3.63 m) Window to the rear, radiator.

Kitchen 8'6" x 7'5" (2.59 m x 2.26 m) Fitted units with work surface and inset single drainer stainless steel sink unit and single base unit. Space and plumbing for washing machine, window to the rear and door to the rear. Built in understairs storage cupboard.

Landing Access to loft space.

Bedroom one 11'9" x 11'6" (3.58 m x 3.51 m) Window to the front, radiator.

Bedroom two 11'11" x 11'4" (3.63 m x 3.45 m) Window to the rear, radiator. Single fitted cupboard.

Bedroom three 10'11" x 7'3" (3.33 m x 2.21 m) Window to the front, radiator. Single cupboard.

Bathroom Fitted suite with pedestal wash basin, close coupled WC, bath and freestanding shower cubicle. Window to the rear, radiator.

Outside Shared pedestrian side access. Timber gate to an enclosed garden. Lawn and paved area.

Services All mains services are connected

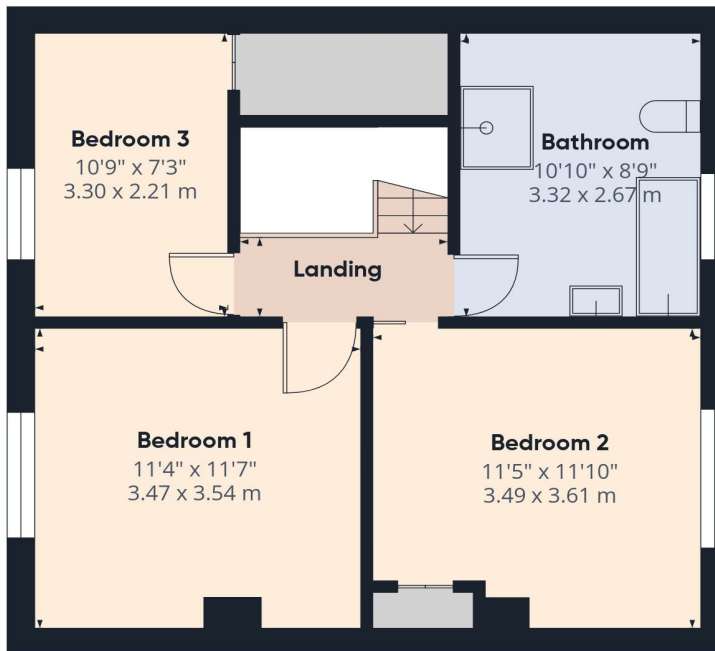
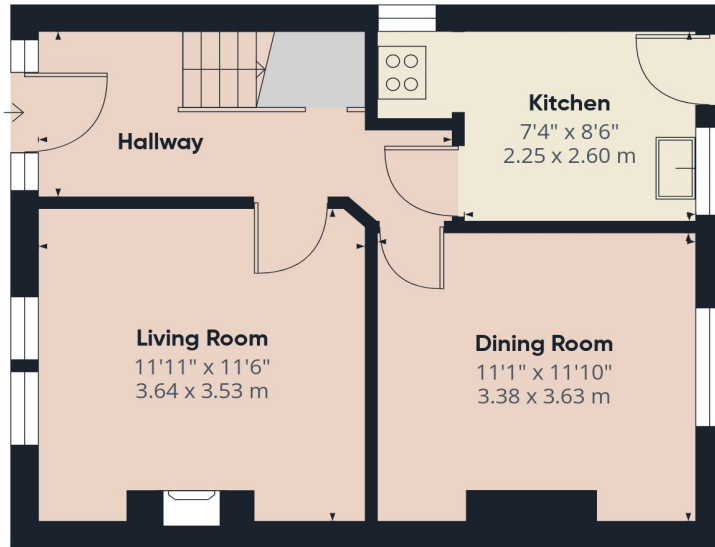
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

910 ft²

84.5 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

Pocock + Shaw