



High Street, Chesterton, Cambridge
CB4 1NL

Pocock+Shaw

213 High Street
Chesterton
Cambridge
Cambridgeshire
CB4 1NL

A two bedroom end terrace house with an enclosed rear garden and off street parking, enjoying a popular and convenient near-central area of the city.

- End of terrace modern house
- Fitted kitchen
- Living room
- Two bedrooms
- Good decorative order
- Enclosed and sunny rear garden
- Gas central heating & double glazing
- Off street parking

Guide Price £370,000



A two bedroom end terraced residence within Chesterton and within easy distance of Cambridge City Centre, the river and Stourbridge and Midsummer Common.

High Street Chesterton is just a short distance away from riverside walks (as well the footbridge over to Stourbridge Common) and offers a wide range of local amenities and facilities including a variety of shops and cafes. There is a regular bus service to the city centre which is a little over a mile away and is easily reached on foot or cycle. There is also particularly good access to the Science Park areas on this side of Cambridge and to the A14/M11. For those commuting by train, Cambridge North Station is just over a mile away.

Offered with no upward chain, the property should appeal to first time buyers and investors alike.

Ground Floor Part glazed timber front door to

Entrance porch with recessed ceiling spotlights, coat hooks, laminate wood flooring, door to

Living room 11'9" x 15'8" (3.57 m x 4.78 m) with window to front, radiator, stairs to first floor, laminate wood flooring, opening onto

Kitchen 10'9" x 11'9" (3.28 m x 3.57 m) with upvc double glazed window and patio doors to rear garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in electric hob and oven with stainless steel chimney extractor hood over, Indesit slimline dishwasher, Beko washing machine, fridge/freezer, Hoover clothes dryer, radiator, stainless steel sink unit and drainer, ceiling mounted spotlight unit.

First Floor

Landing with loft access hatch, doors to

Bedroom 1 11'8" x 9'4" (3.56 m x 2.85 m) with two windows to front, radiator, airing cupboard with slatted wood shelving and Ideal Instruct gas combination boiler.

Bedroom 2 11'9" x 7'8" (3.59 m x 2.34 m) with window to rear, radiator.

Bathroom with panelled bath with tiled surround and Mira electric shower over, WC, wash handbasin with tiled splashbacks, glass shelf with mirror and downlighter over, shaver point, glass fronted wall cabinet, recessed ceiling spotlights, chrome heated towel rail, extractor fan.

Outside 7'10" x 5'10" (2.40 m x 1.78 m) Sunny rear courtyard garden 4.59m (to shed) x 3.7m with timber decking adjacent to the rear of the property leading onto a path to secured gate which leads onto the off street parking area behind.

Services All mains services.

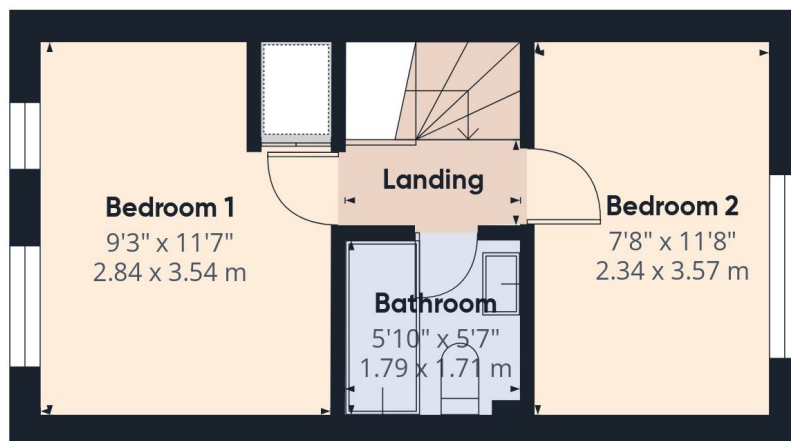
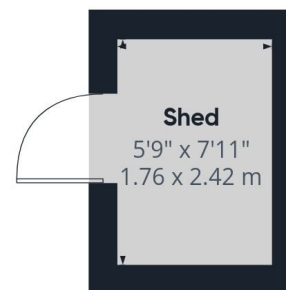
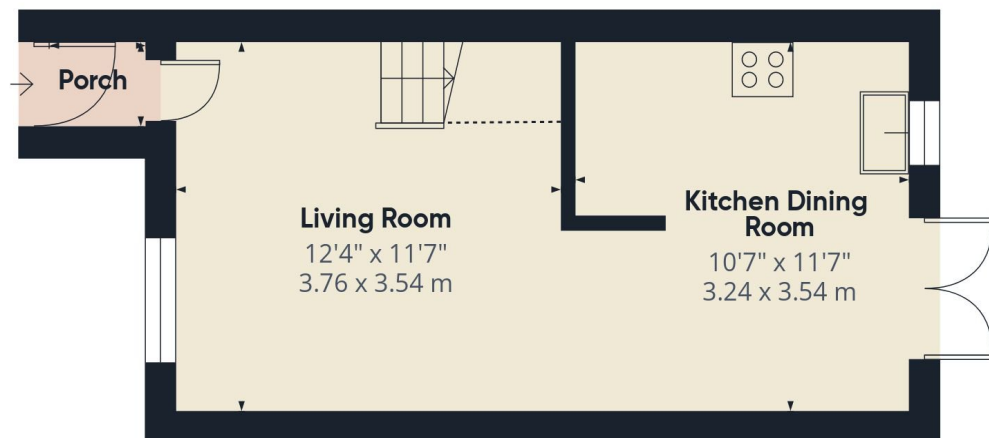
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

521 ft²
48.5 m²

Reduced headroom

12 ft²
1.1 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