



Hereward Close, Impington, Cambridge, Cambridgeshire
CB24 9YF

Pocock+Shaw

93 Hereward Close
Impington
Cambridge
Cambridgeshire
CB24 9YF

Located in the sought after village of Impington, a well proportioned two bedroom house, in a tucked away courtyard position adjacent to Homefield Park. With two reception rooms, and two double bedrooms, and enclosed southerly facing rear garden.

- Hall
- Sitting room
- Dining room
- Kitchen
- Landing
- Two double bedrooms
- First floor bathroom
- In need of general updating
- Enclosed rear garden

Offers in region of £320,000



This well proportioned two bedroom house is located in a small walkway position adjacent to Homefield Park in the highly sought after village of Impington just north of Cambridge. The village offers a wide range of shops and amenities, along with a highly regarded village college and primary school. The property has gas fired radiator heating and double glazing, however is in need of general updating.

Tiled canopy porch

Glazed entrance door to:

Entrance hall Stairs rising to the first floor with open storage beneath, radiator, half landing and window to the front.

Sitting room 12'4" x 10'10" (3.76 m x 3.30 m) Window to the rear, radiator. Door to :

Dining room 10'4" x 8'4" (3.15 m x 2.54 m) Door and window to the rear, radiator. Opening to:

Kitchen 10'6" x 5'8" (3.20 m x 1.73 m) Range of base units with work surface, inset single drainer stainless steel sink unit. Space for cooker, matching double wall mounted cupboard. Window to the front.

Landing Single cupboard housing gas fired boiler. Access to loft space. Large walk in cupboard.

Bedroom one 15'6" x 10'9" (4.72 m x 3.28 m) Window to the rear, radiator. Single fitted cupboard.

Bedroom two 12'1" x 8'5" (3.68 m x 2.57 m) Window to the rear, radiator.

Bathroom Fitted white suite, wall mounted wash basin and bath, fitted Triton shower. Window to the front and heated towel rail/radiator.

Separate WC Close coupled wc, window to the front and radiator.

Outside o the front there is an open plan lawn area, paved pathway and shared rear pedestrian access.

Rear garden Fully enclosed with timber fencing, lawn and paved pathway. Timber shed.

Services All mains services are connected

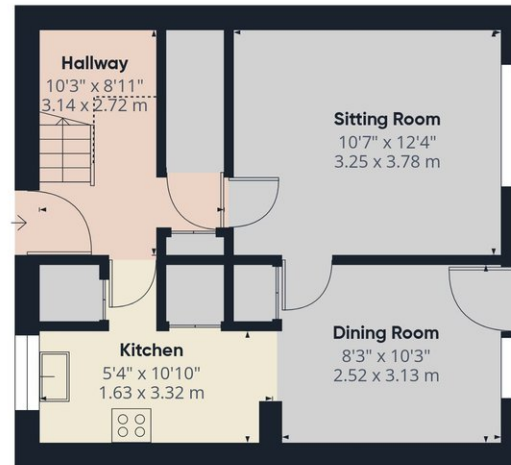
Tenure Freehold.

Council Tax Band C

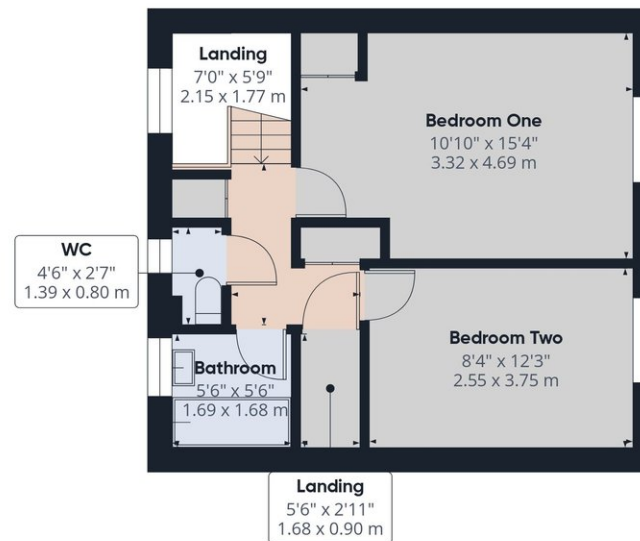
Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Ground Floor



Floor 1

Pocock+Shaw

Approximate total area⁽¹⁾764 ft²71 m²

Reduced headroom

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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

45 Mill Road, Cambridge CB1 2AW

cambridge@pocock.co.uk

www.pocock.co.uk

01223 322552