



David Street, Cambridge
CB1 3LY

Pocock+Shaw

7 David Street
Cambridge
Cambridgeshire
CB1 3LY

A spacious and light filled Victorian terraced home situated in a small cul de sac conveniently located in the heart of Romsey town and offering easy access to the city centre and railway station

- Beautifully presented
- Two double bedrooms
- Open plan living/ dining room
- Fitted kitchen
- Large bathroom
- South easterly facing rear garden
- Cul de sac location
- Close to wide array of amenities

Offers Over £495,000



This wonderful property offers well presented accommodation arranged over two floors and featuring an open plan living dining room, providing direct access to the attractive south easterly facing garden, while upstairs are two double bedrooms and a large bathroom.

The property is a short walk from the vibrant Mill Road with its eclectic range of shops and restaurants and a short walk from the railway station and the city centre

Entrance hallway Door to the front, stripped and painted floorboards, door to

Living/ Dining room 22'0" x 15'5" (6.71 m x 4.70 m) Stripped and painted floorboards, double glazed window to the front, double glazed door to the garden, stairs to the first floor with range of storage under, brick fireplace with wood burning stove and quarry tiled hearth, door to kitchen

Kitchen 12'6" x 6'11" (3.81 m x 2.11 m) Range of fitted wall and base units, extensive wooden working surfaces with inset enamel sink unit with mixer tap, fitted gas hop and double oven, space for appliances including fridge freezer, plumbing for washing machine and dishwasher, double glazed window to the rear and side, wall mounted Vaillant central heating boiler, quarry tiled flooring and splashbacks

Landing Loft access, radiator, over stairs cupboard

Bedroom 1 13'4" x 10'8" (4.06 m x 3.25 m) Two double glazed windows to the front, range of built in cupboards

Bedroom 2 11'0" x 9'2" (3.35 m x 2.79 m) Double glazed window to the rear, radiator, range of fitted wardrobes

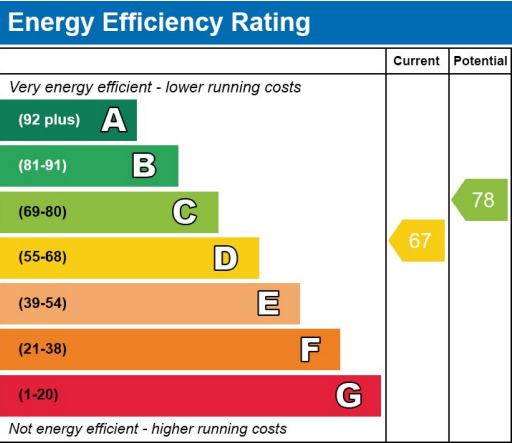
Bathroom 8'7" x 7'4" (2.62 m x 2.24 m) Three piece suite comprising a wash basin with mixer taps and splash back, WC, panel bath with a curved shower screen, tiled surround and wall mounted shower and controls, double glazed window to the rear, chrome heated towel rail

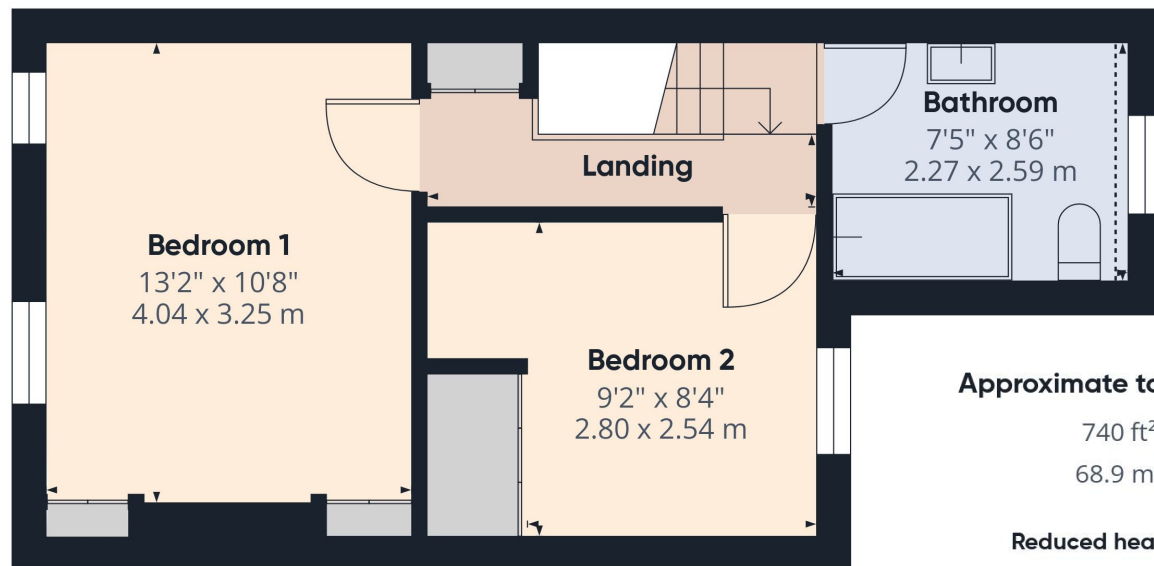
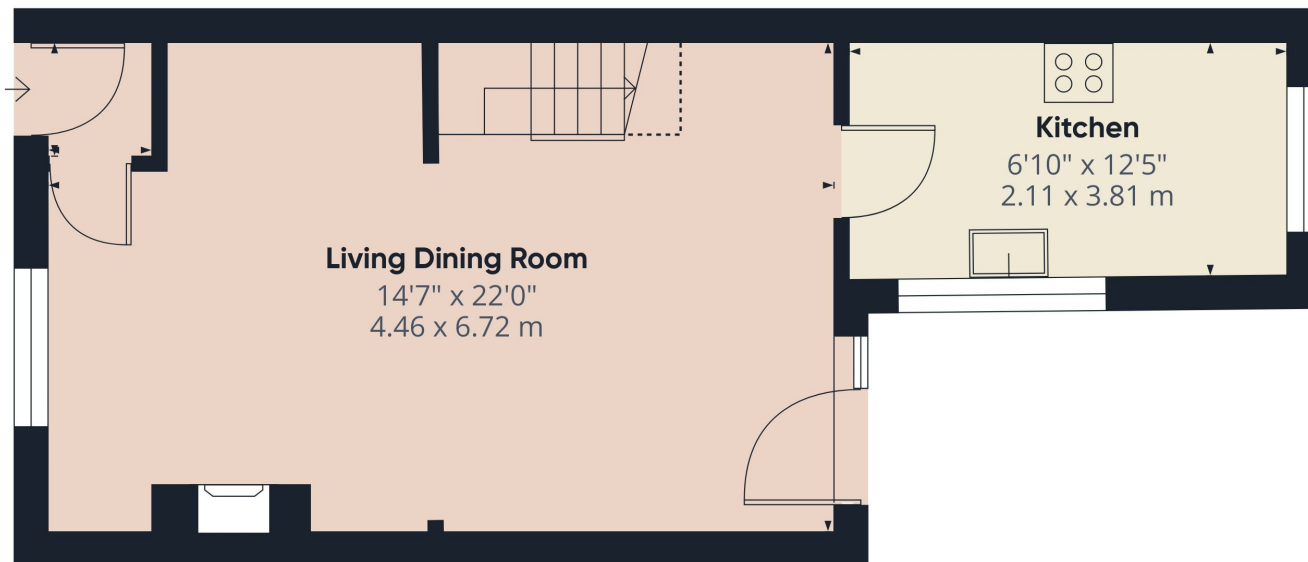
Rear Garden The rear garden is south easterly in aspect and extends to approx. 40ft. The decked side return leads to a paved seating area with fitted seating and storage under. the garden is mainly laid to lawn with raised flower beds and an inset pathway leading to the shed and rear gated access

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

740 ft²

68.9 m²

Reduced headroom

7 ft²

0.7 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