



Atkins Close, Cambridge, Cambridgeshire
CB4 2NN

Pocock + Shaw

12 Atkins Close
Cambridge
Cambridgeshire
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An end of terrace two double bedroom mid terraced property enjoying a convenient and popular location to the north of the city with a sunny rear garden and easy access to the railway station.

- End of terrace house
- Sunny south westerly facing garden
- 2 double bedrooms
- First floor bathroom
- Living room with adjacent dining area
- Fitted kitchen
- Gas central heating
- Off street parking
- No upward chain

Guide Price £355,000



Campkin Road is situated north of the city off Kings Hedges Road and is close to a good array of local facilities and amenities. The city centre, A14, Science Park, Cambridge North Railway station, Cambridge Regional College and a Tesco store are also all within easy reach.

This well proportioned two bedroom end of terrace property enjoys a convenient cul de sac position with easy access into the city centre and Cambridge North Railway station. There is also a Tesco express store nearby.

Offered with no upward chain, the property in detail comprises;

Ground Floor

Storm porch with part glazed upvc door and window to

Entrance lobby with stairs to first floor, radiator, coat hooks, glazed door to

Dining room 15'0" x 7'11" (4.57 m x 2.41 m) with box bay window to front, radiator, coving, laminate wood flooring, archway to kitchen (see later) and opening onto

Sitting room 12'7" x 9'1" (3.84 m x 2.77 m) with double glazed patio doors to rear, coving, brick fireplace with stone mantle and hearth, inset gas fire, understairs cupboard.

Kitchen 11'11" x 7'6" (3.63 m x 2.29 m) with part glazed door and window to rear, good range of fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer taps, space for fridge/freezer, radiator, integrated Indesit gas oven and hob with extractor hood over, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler, ceiling mounted spotlight unit, built in cupboard, ceramic tiled flooring.

First Floor

Landing spacious landing with loft access hatch, doors to

Bedroom 1 14'11" x 11'8" (4.55 m x 3.56 m) with two windows to front, radiator, deep shelved over stairs recess.

Bedroom 2 11'9" x 9'10" (3.58 m x 3.00 m) with window to rear, radiator, built in cupboard.

Bathroom with window to rear, fully tiled walls, panelled bath with chrome Mira shower unit over, wash handbasin, wc, extractor fan, shaver point, chrome heated towel rail.

Outside Open plan front garden with lawn and space for off road parking for one vehicle. Path to wrought iron gate providing side access to rear garden. Sunny south westerly facing rear garden being wider than average for an end of terrace property. Paved patio area adjacent to the rear of the house leading onto a central path with lawn and fruit trees. Side access path with brick store and secure wrought iron gate to front. The whole offering a good degree of privacy.

Services All mains services.

Tenure The property is Freehold.

Council tax Band C

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

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