



Church End, Cambridge  
CB1 3LB

Pocock+Shaw



138 Church End  
Cambridge  
Cambridgeshire  
CB1 3LB

Well proportioned three bedroom end of terrace house. Located in Cherry Hinton, to the east of the main city, close to the High Street and a selection of shops. On street parking and garden.

- Reception hall
- Sitting room
- Dining room
- Kitchen
- Landing
- Three bedrooms
- Bathroom
- 37' rear garden
- No upward chain

Offers in region of £350,000



This well proportioned three bedroom end of terrace house is ideally located to the east of the city centre in Cherry Hinton. Close to the High Street there is a selection of shops, Morrisons and primary school. Gas fired radiator heating, and 37' garden.

**Glazed entrance door to:**

**Entrance hall** 15'1" x 7'7" (4.60 m x 2.31 m) Stairs rising to the first floor with built in cupboard beneath, radiator.

**Living room** 13'7" x 11'5" (4.14 m x 3.48 m) Window to the front, radiator and wall mounted electric storage heater

**Dining room** 12'2" x 11'11" (3.71 m x 3.63 m) Double radiator and window to the rear.

**Kitchen** 8'11" x 8'3" (2.72 m x 2.51 m) Fitted units with work surface, single drainer stainless steel sink unit with single cupboard beneath. Space and plumbing for washing machine, electric cooker point. Adjacent work surface with double base unit. Built in pantry cupboard. Wall mounted gas fired heating boiler, window to the rear and door to the rear garden.

**Landing** with loft access hatch

**Bedroom one** 13'0" x 11'5" (3.96 m x 3.48 m) Window to the front, radiator and picture rail.

**Bedroom two** 12'11" x 12'0" (3.94 m x 3.66 m) Window to the rear, radiator.

**Bedroom three** 8'5" x 7'3" (2.57 m x 2.21 m) Window to the front, radiator.

**Bathroom** 8'6" x 8'5" (2.59 m x 2.57 m) Fitted white suite with pedestal wash basin, close coupled wc, bath with mixer tap and shower. Double airing cupboard with hot water cylinder. Window to the rear.

**Outside** Gated pedestrian side access to 37' rear garden. Gravelled patio area and lawn. Timber fencing to side boundaries.

**Services** All mains services are connected.

**Tenure** The property is Freehold

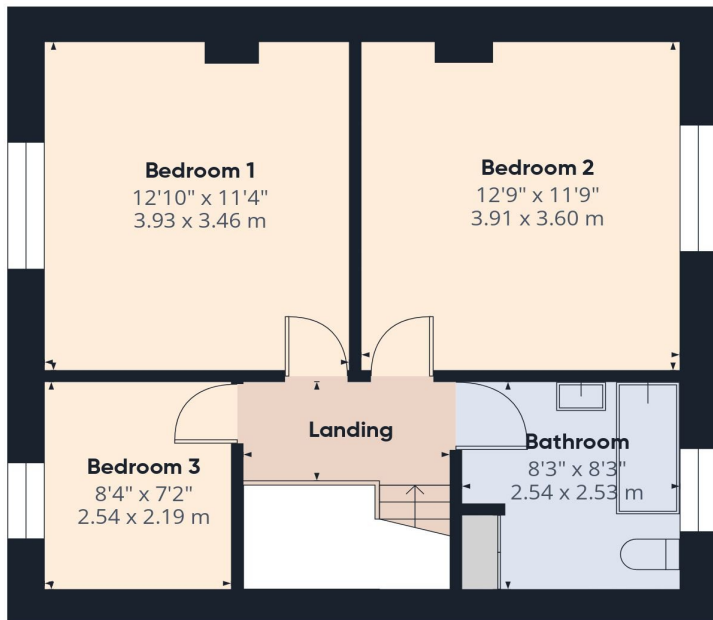
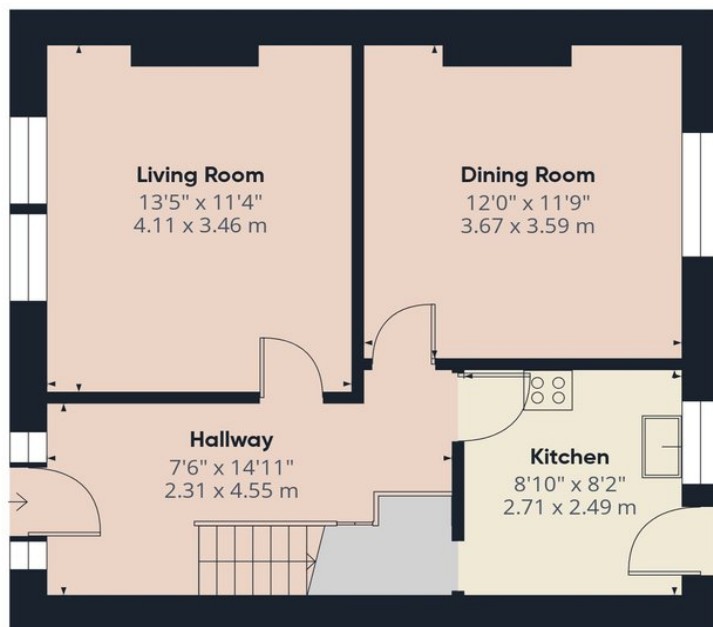
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**Approximate total area**

937 ft<sup>2</sup>

87 m<sup>2</sup>



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**

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