

# 12 Doggett Road

Cherry Hinton, CB1 9LF

- No chain
- Excellent location
- · Good size garden
- Garage

A semi-detached, three-bedroom house, requiring updating, on a good-sized plot, in a popular location within walking distance of the High Street, Cherry Hinton Hall and The Spinney.

This family house is in an established and popular location close to the excellent local amenities and walking distance to the primary school.

The accommodation has been well maintained but does require some updating. There is a hallway, an L-shaped living/dining room with a gas fire, under-stairs storage and double-glazed patio doors to the garden. The kitchen has plenty of storage, an oven, a hob and an extractor, and a tiled floor. The useful utility room has a door to the side.

Upstairs, there are three bedrooms, two are doubles. The shower room has been refitted and has a tiled shower cubicle, WC and part wall tiling.















There is gas central heating, and almost full double glazing.

At the front, there is a good-sized garden and driveway providing parking and access to the garage, where the boiler is located. Side access leads to the rear garden, which is mature and well-stocked. It is enclosed by fencing and has a timber shed and patio.

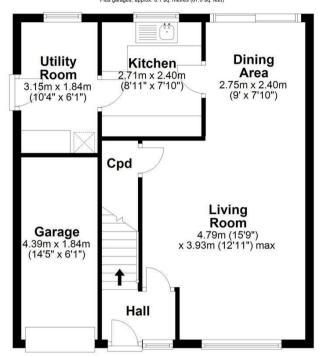
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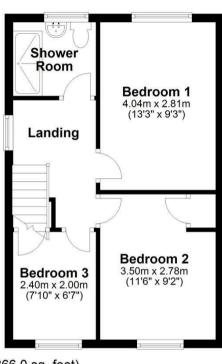
### **Ground Floor**

Main area: approx. 43.5 sq. metres (467.8 sq. feet) Plus garages, approx. 8.1 sq. metres (87.0 sq. feet)



#### **First Floor**

Approx. 37.0 sq. metres (398.2 sq. feet)



Main area: Approx. 80.5 sq. metres (866.0 sq. feet)

Plus garages, approx. 8.1 sq. metres (87.0 sq. feet)

Drawings are for guidance only Plan produced using PlanUp.

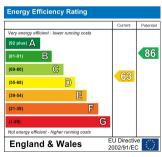
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold Council tax band:

### Area Map



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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