



High Street, Chesterton
CB4 1NL

Pocock + Shaw

215 High Street
Chesterton
Cambridge
Cambridgeshire
CB4 1NL

A one bedroom terraced house, located on the high street in the heart of Chesterton.

- One bedroom mid terraced house
- Residential cul de sac
- Sought after near central location
- Fitted kitchen area
- Open plan living room
- First floor bedroom
- Gas central heating & double glazing
- Car parking (unallocated) to rear
- Paved patio garden
- Freehold with no upward chain

Guide Price £250,000



Situated on the High Street in the very popular Chesterton area, a short distance from riverside walks and with a range of local amenities/facilities close at hand. The City centre is about one and a half miles away and is easily reached on foot or cycle. There is also particularly good access to the Science Park areas on this side of Cambridge and to the A14/M11.

Offered freehold with no upward chain the property should appeal to first time buyers and investors alike.

In detail the accommodation comprises;

Ground Floor with part glazed front door to

Entrance lobby with recessed ceiling spotlight, inset brush flooring, door to

Open plan living area/kitchen 15'7" x 11'8" (4.75 m x 3.55 m) with window to front, glazed door and window to rear, kitchen area with good range of fitted base units, stainless steel sink unit and drainer, washing machine, fridge, extractor fan, built in electric hob with stainless steel splashbacks and electric oven below, under stair cupboard with freezer. Wall light, shelving, two radiators, timber flooring, recessed ceiling spotlights.

First Floor

Landing with loft access hatch with pull down ladder, window to rear.

Bedroom 11'7" x 9'7" (3.54 m x 2.91 m) with window to front, radiator, built in airing cupboard with Vaillant Ecofit gas combination boiler and slatted wood shelving.

Bathroom with window to rear, panelled bath with fully tiled surround, mixer taps and shower attachment over, vanity wash handbasin with glass shelf, mirror and shaver point over, WC, radiator, recessed ceiling spotlights, extractor fan.

Outside Open plan front garden area mainly laid to lawn with path to front door. Enclosed rear garden 6.5m x 3.7m with paved patio adjacent to the rear of the property with path to rear access gate leading to parking area, timber shed, outside light and tap.

Parking space Unallocated in residents car park behind the property.

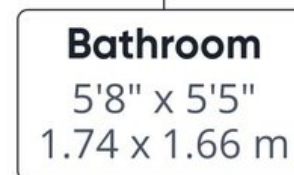
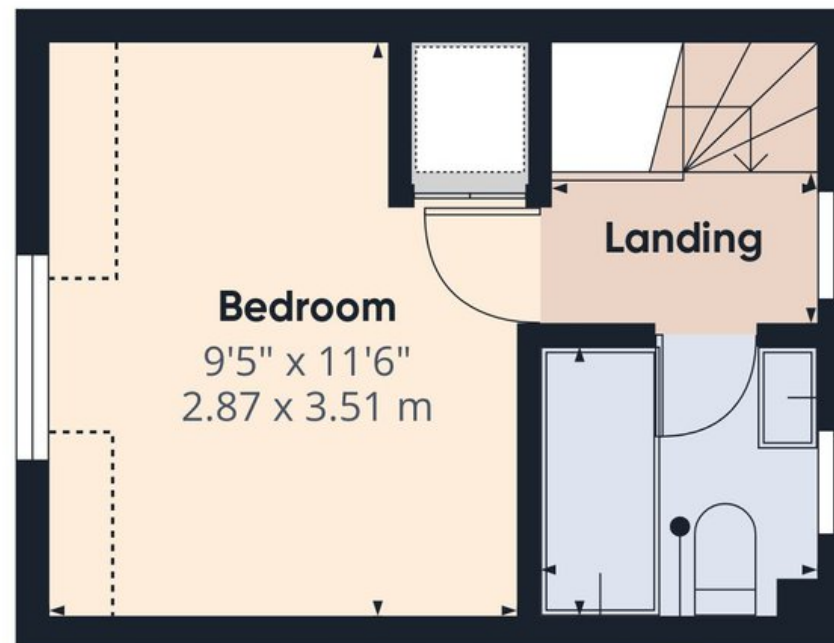
Services All mains services.

Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

336 ft²

31.3 m²

Reduced headroom

22 ft²

2 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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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