



Borrowdale, Cambridge
CB4 3HU

Pocock + Shaw

33 Borrowdale
Cambridge
Cambridgeshire
CB4 3HU

A three bedroom end of terraced house just off Histon Road with enclosed rear garden, driveway parking and garage

- 3 bedroom end terrace house
- Shower room
- Utility room
- Kitchen
- Living room
- Enclosed rear garden with brick store
- Driveway parking and adjacent garage
- No upward chain

Guide Price £385,000



This end terrace three bedroom house would now benefit from some updating but offers well proportioned accommodation and much scope for any buyer to put their own stamp on the property.

Borrowdale is situated in an established and popular residential area about 1.5 miles north of Cambridge city centre. There are good local facilities serving the district including shops catering for most day-to-day needs, both primary and secondary schools and there is easy access into the city centre. The location should also prove convenient for anyone needing access to the Science & Business Parks off Milton Road and the Cambridge North railway station at Chesterton. The property is also well-placed for access to the A14 linking with the A1, M1 & M11.

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

Ground Floor Glazed upvc front door to

Entrance hallway with stairs to first floor, understairs cupboard with wall mounted slimline electric panel heater.

Utility room 6'10" x 5'9" (2.08 m x 1.75 m) with window to front, space and plumbing for washing machine, water meter, coathooks.

Kitchen 10'0" x 8'2" (3.05 m x 2.48 m) with window to front, good range of fitted wall and base units with roll top work surfaces, upstands, space for electric oven with extractor hood over, sink unit and drainer with mixer taps, space for fridge/freezer.

Sitting/ Dining room 20'4" x 13'7" (6.21 m x 4.15 m) with glazed door and windows to rear with access/views to garden, timber marble fireplace with inset electric fire.

First Floor

Landing with loft access hatch, built in cupboard with shelving, doors to

Bedroom 1 13'7" x 10'0" (4.13 m x 3.04 m) with window to rear.

Bedroom 2 10'2" x 9'6" (3.11 m x 2.90 m) with window to rear, double doors to built in wardrobe cupboard with clothes hanging rail and shelving.

Bedroom 3 9'9" x 8'0" (2.98 m x 2.44 m) with window to front, airing cupboard with lagged hot water tank and slatted wood shelving.

Shower room with large shower with screen and curtain, thermostatic shower unit, wash handbasin, part tiled walls.

Separate WC with window to front, WC.

Outside Front garden with hedging to front, central path to front door, small lawn with well stocked flower and shrub borders, small inset utility cupboard. Adjacent driveway with access to the attached garage with aluminium up and over door to front.

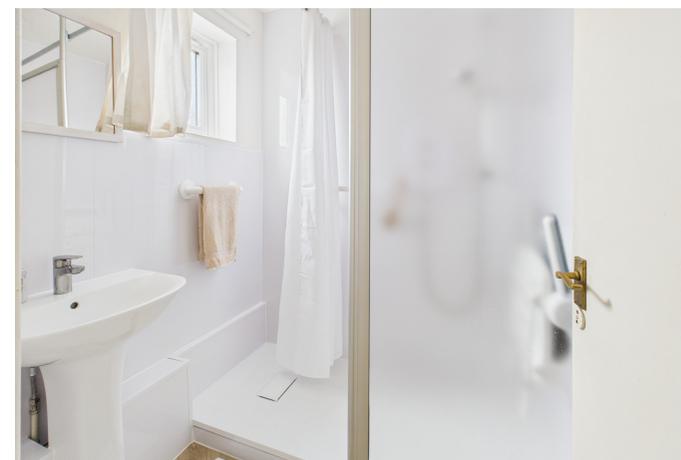
Low maintenance rear garden 9m approx with gravelled area, flower and shrub borders, pathway leading to a brick built store 2.08m x 1.10m. The whole offering a good degree of privacy. Rear access gate.

Services Mains water, electricity and drainage

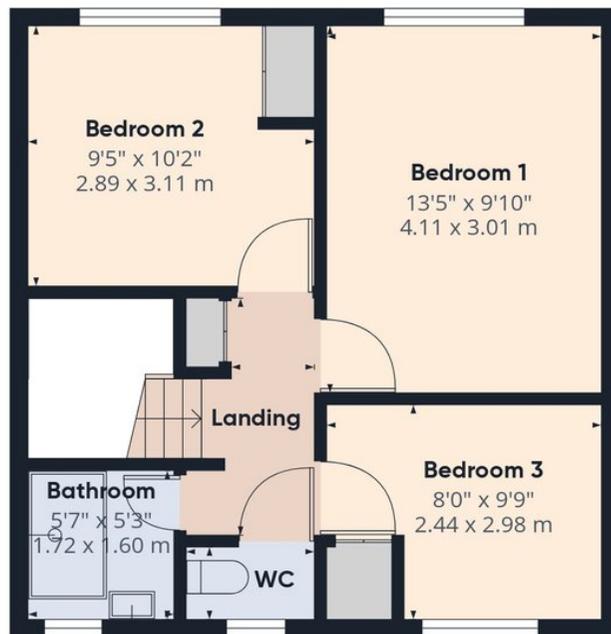
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	
Not energy efficient - higher running costs		



Approximate total area

944 ft²
87.9 m²

Reduced headroom

1 ft²
0.1 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

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