



Brothers Place, Cambridge
CB1 8BN

Pocock + Shaw

4 Brothers Place
Cambridge
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A modern 3/4 bedroom townhouse located in a popular and sought after location, convenient for Addenbrookes Hospital.

- Modern townhouse
- 3/4 bedrooms
- Bathroom and an en suite shower room
- Fitted kitchen
- Cloakroom
- Gas central heating and double glazing
- Paved rear garden
- Driveway parking
- **No upward chain**

Guide Price £465,000



4 Brothers Place is a modern 3/4 bedroom mid terraced townhouse situated in a quiet cul-de-sac position just off Cherry Hinton Road. The property offers flexible and versatile accommodation with the kitchen and living room linked by glazed double doors with windows to the front and rear and access to the garden. The kitchen is fitted with a range of modern wall and base mounted units. There is also a useful cloakroom with WC and wash handbasin on the ground floor.

On the first floor there are two bedrooms (or a bedroom and further sitting room) as well as a family bathroom. There are two further bedrooms to the second floor - one having an en suite shower room.

The property is offered with no upward chain (the current tenant is on a periodic tenancy and will be given 2 months notice once a buyer is found) and should appeal to homebuyers and investors alike.

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

PART-GLAZED FRONT DOOR TO;

ENTRANCE HALLWAY with electric consumer unit, stairs to first floor, laminate wood flooring.

CLOAKROOM with part-tiled walls, corner wash hand basin, WC, extractor fan, laminate wood flooring

LIVING ROOM 13'9" x 10'10" (4.20 m x 3.30 m) with double glazed patio doors to rear garden area, radiator, laminate wood flooring, glazed door to

KITCHEN 13'1" x 7'3" (4.00 m x 2.20 m) with window to front, door to hallway, good range of fitted wall and base units with work surfaces and upstands, Bosch built-in 4 ring electric hob with extractor hood over and electric oven below, space and plumbing for washing machine, integrated Bosch dishwasher, integrated fridge/freezer, recessed ceiling spotlights, radiator, cupboard housing the Ideal Logic gas combination boiler, laminate wood flooring.

FIRST FLOOR LANDING with window to front, stairs to second floor, radiator, doors to;

SITTING ROOM/BEDROOM 4 13'9" x 10'10" (4.20 m x 3.30 m) with two windows to rear, two radiators.

BEDROOM 3 7'3" x 6'7" (2.20 m x 2.00 m) with window to front, radiator.

FAMILY BATHROOM Panelled bath with chrome shower unit over, WC, wash hand basin with mirror, strip light and shaver point over, heated towel rail, extractor fan, fully tiled walls.

SECOND FLOOR LANDING Small landing area with loft access hatch, doors to;

BEDROOM 1 13'9" x 12'6" (4.20 m x 3.80 m) with window to front, radiator, door to

EN SUITE SHOWER ROOM Good sized shower cubicle with Aqua board and tiled surround, chrome shower unit, vanity wash hand basin WC with concealed cistern, with display shelf over, heated towel rail, extractor fan

BEDROOM 2 13'9" x 10'6" (4.20 m x 3.20 m) with Velux window to rear, radiator

OUTSIDE The property is set within a small development off Greystoke Road with a small green/play area for residents to the front and driveway parking in front of the property.

REAR GARDEN (18'9 X 15'0) at the back of the property, paved and enclosed by fencing with rear access gate. Outside light.

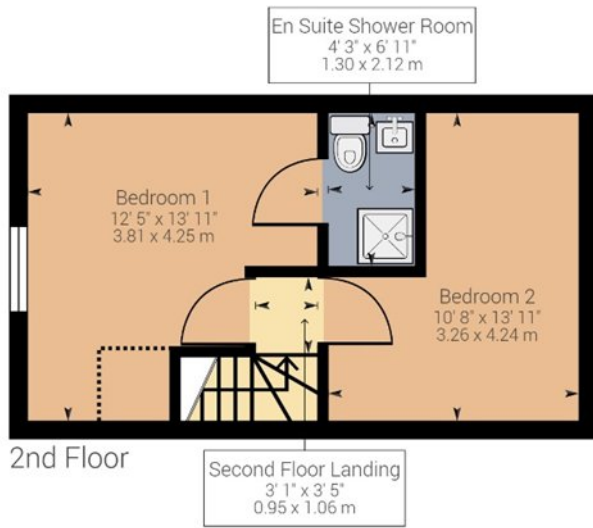
TENURE Freehold

SERVICES All mains services

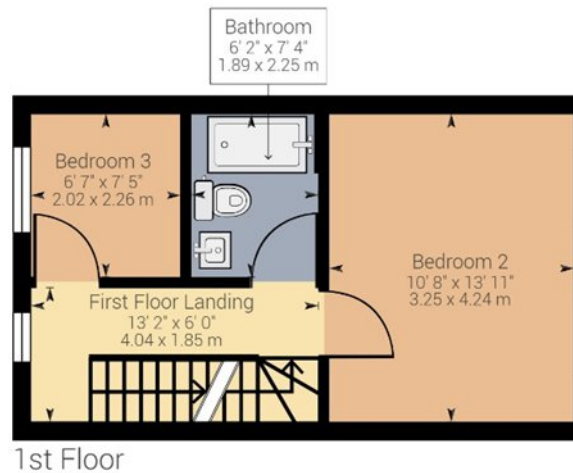
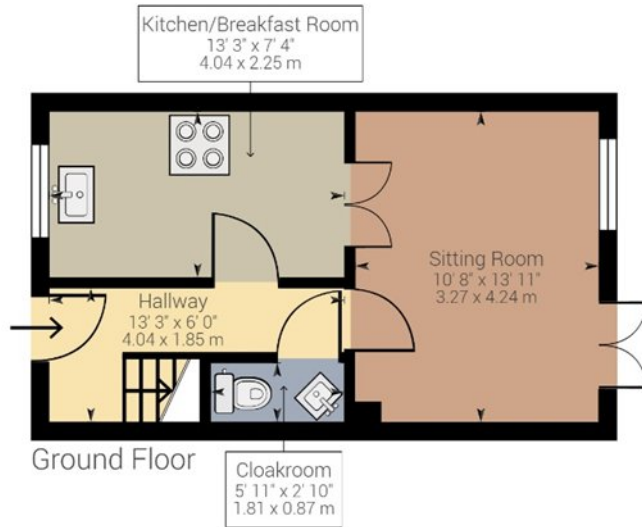
COUNCIL TAX Band E

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate net internal area: 955.16 ft² / 88.73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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