



High Street, Cherry Hinton, Cambridge  
CB1 9LN

Pocock + Shaw

139a High Street  
Cherry Hinton  
Cambridge  
Cambridgeshire  
CB1 9LN

A very well presented semi detached house in this highly sought after location just to the south of the City.

- Spacious one bedroom semi-detached house
- Sought after location
- Open plan living area
- Cloakroom
- First floor bathroom
- Spacious bedroom with fitted wardrobes
- Enclosed rear garden
- Off street parking
- No upward chain

Guide Price £335,000



Cherry Hinton offers a comprehensive range of facilities to include shops, health centre, community centre, library, a range of schools including the nearby Netherhall School. Being on the south-eastern outskirts of the City, the property is well placed for Addenbrooke's Hospital, ARM, Cambridge railway station and the city centre.

This spacious one bedroom semi-detached property, ideal for first time buyers or investors, enjoys an excellent location, offering great access into Cambridge City Centre, as well as a modern open plan layout with an enclosed rear garden and parking.

**Ground Floor** Front door with fanlight over to

**Reception lobby** with radiator, doors to living room (see later), coat hooks, ceramic tiled flooring and door to

**Cloakroom** with WC with concealed cistern and recessed display shelf over, wash handbasin with tiled splashbacks, radiator, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

**Living room** 24'6" x 10'4" (7.48 m x 3.15 m) open plan room with glazed door and window to rear garden, window to side and window to front, excellent range of fitted kitchen units with work surfaces and upstands, Smeg four ring electric hob with stainless steel chimney extractor hood over and Smeg double oven below, one and a quarter bowl stainless steel sink unit and drainer with mixer tap. Bosch washing machine, integrated dishwasher and fridge/freezer, cupboard housing the Vaillant Ecotec Pro 28 gas central heating boiler, ceiling mounted spotlights to kitchen area and part vaulted ceiling to sitting area, two radiators, ceramic tiled flooring to kitchen area, understairs cupboard with lighting, TV point and Virgin Media point, stairs to first floor.

**First floor**

**Landing** with velux window to rear, linen cupboard with slatted wood shelving, door to bathroom and door to

**Bedroom** 11'9" x 10'9" (3.57 m x 3.27 m) with two windows to front, loft access hatch, TV point, two sets of built in wardrobe cupboards to one wall with clothes hanging rail and shelving.

**Bathroom** with window to side, panelled bath with glass shower screen, fully tiled surround, mixer taps and shower attachment over, wash handbasin, wc with concealed cistern and recessed display shelf over, large wall mirror with adjacent shaver point, part tiled walls, extractor fan, chrome heated towel rail, ceramic tiled flooring.

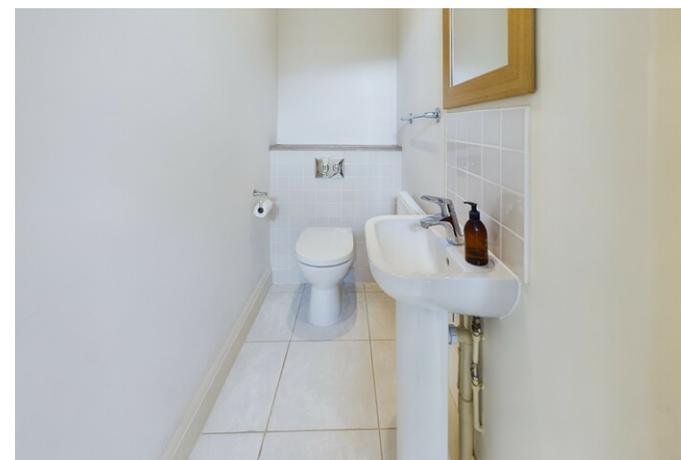
**Outside** Small front garden area set behind a retaining brick wall with iron railings and gate with paved path to front door, external light. Sunny low maintenance rear garden 7.6m x 4.8m enclosed by fencing with pedestrian access gate to parking space. Paved and shingle areas, outside light and tap. Timber store/bike shed 3.5m x 1.10m.

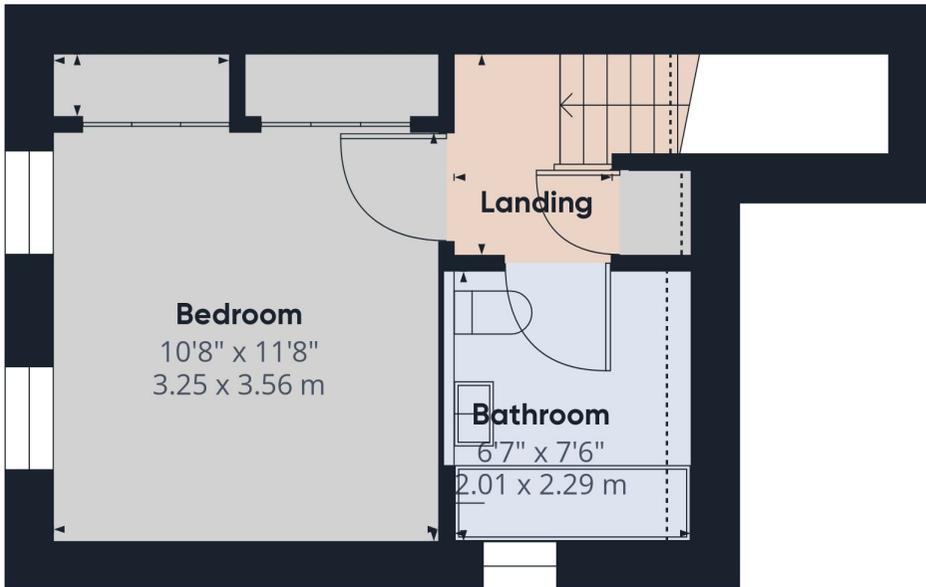
**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

559.62 ft<sup>2</sup>

51.99 m<sup>2</sup>

**Reduced headroom**

23.68 ft<sup>2</sup>

2.2 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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**