



Hereward Close, Impington, Cambridge, Cambridgeshire  
CB24 9YF

**Pocock + Shaw**

93 Hereward Close  
Impington  
Cambridge  
Cambridgeshire  
CB24 9YF

Located in the sought after village of Impington, a well proportioned two bedroom house, in a tucked away courtyard position adjacent to Homefield Park. With two reception rooms, and two double bedrooms, and enclosed southerly facing rear garden.

- Hall
- Sitting room
- Dining room
- Kitchen
- Landing
- Two double bedrooms
- First floor bathroom
- In need of general updating
- Enclosed rear garden

Offers in region of £300,000



This well proportioned two bedroom house is located in a small walkway position adjacent to Homefield Park in the highly sought after village of Impington just north of Cambridge. The village offers a wide range of shops and amenities, along with a highly regarded village college and primary school.

The property has gas fired radiator heating and double glazing, however is in need of general updating.

**Tiled canopy porch**

**Glazed entrance door to:**

**Entrance hall** Stairs rising to the first floor with open storage beneath, radiator, half landing and window to the front.

**Sitting room** 12'4" x 10'10" (3.76 m x 3.30 m) Window to the rear, radiator. Door to :

**Dining room** 10'4" x 8'4" (3.15 m x 2.54 m) Door and window to the rear, radiator. Opening to:

**Kitchen** 10'6" x 5'8" (3.20 m x 1.73 m) Range of base units with work surface, inset single drainer stainless steel sink unit. Space for cooker, matching double wall mounted cupboard. Window to the front.

**Landing** Single cupboard housing gas fired boiler. Access to loft space. Large walk in cupboard.

**Bedroom one** 15'6" x 10'9" (4.72 m x 3.28 m) Window to the rear, radiator. Single fitted cupboard.

**Bedroom two** 12'1" x 8'5" (3.68 m x 2.57 m) Window to the rear, radiator.

**Bathroom** Fitted white suite, wall mounted wash basin and bath, fitted Triton shower. Window to the front and heated towel rail/radiator.

**Separate WC** Close coupled wc, window to the front and radiator.

**Outside** o the front there is an open plan lawn area, paved pathway and shared rear pedestrian access.

**Rear garden** Fully enclosed with timber fencing, lawn and paved pathway. Timber shed.

**Services** All mains services are connected

**Tenure** Freehold.

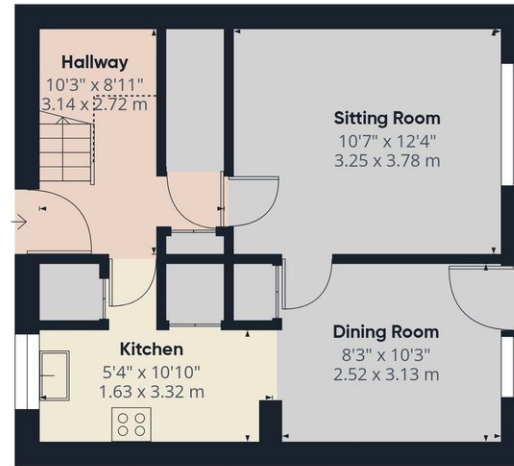
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw

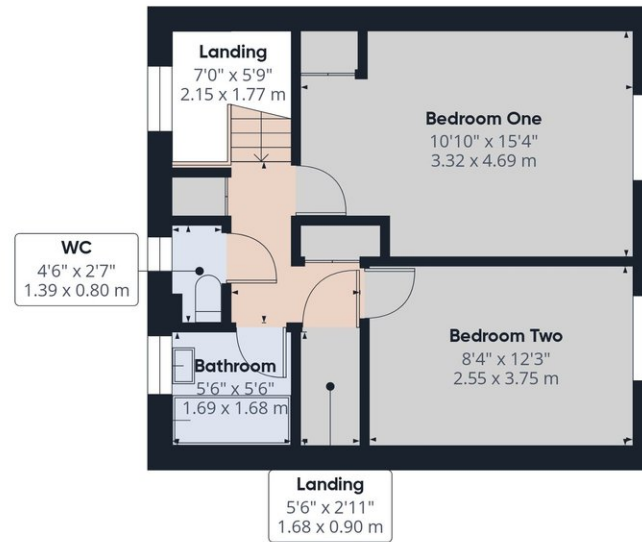


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

# Pocock + Shaw



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 764 ft<sup>2</sup>  
 71 m<sup>2</sup>

**Reduced headroom**  
 27 ft<sup>2</sup>  
 2.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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