



Stott Gardens, Cambridge, Cambridgeshire
CB4 1FJ

Pocock+Shaw

21 Stott Gardens
Cambridge
Cambridgeshire
CB4 1FJ

A 2 bedroom residence enjoying a convenient cul-de-sac location with good access to the railway station, Science Parks and bus services into the city.

- Two bedroom End terrace property
- Garage and parking space
- Pull down ladder to loft area
- Parking space
- Enclosed rear garden
- Close proximity to M11 and A14 Less than a mile from Cambridge city centre
- Convenient for Cambridge North Railway Station
- No upward chain

Guide Price £365,000



Stott Gardens forms part of a development to the north of the City, conveniently located off Milton Road and within walking and cycling distance to the City Centre, Science/business Park and Cambridge North railway station.

This end terrace house enjoys a living room, a kitchen with access to the enclosed rear garden, two double bedrooms, a fully tiled bathroom, retractable ladder from the landing to a useful loft area. Adjacent garage and an allocated car parking space.

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

Ground Floor part glazed door to

Entrance porch with window to side, coat hooks, door to

Living room 11'2" x 18'4" (3.40 m x 5.60 m) with window to front, two radiators, stairs to first floor.

Kitchen 11'1" x 8'10" (3.39 m x 2.68 m) with part glazed door and window to rear, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring Bosch electric hob with stainless steel chimney extractor hood over and electric double oven below, Hotpoint washing machine, Proline fridge/freezer, radiator, stainless steel sink unit and drainer with mixer taps, wall mounted Worcester gas boiler, ceiling mounted spotlight units.

First floor

Landing with window to side, loft access hatch with pull down ladder to loft room (see later), airing cupboard with slatted wood shelving and factory lagged hot water tank.

Loft room 14'4" x 11'1" (4.37 m x 3.39 m) with window to side, panelling to walls, water tank, power and lighting.

Bedroom 2 with window to rear with window to garden, radiator, deep over stair cupboard with shelving, laminate wood flooring.

Bathroom with fully tiled walls, panelled bath with glass screen and chrome shower unit over, wash handbasin with mirror fronted cabinet over, wc, shaver point, extractor fan, chrome heated towel rail.

Bedroom 1 11'2" x 8'10" (3.41 m x 2.70 m) with window to front, radiator, laminate wood flooring.

Outside Open plan small gravel/pebbled area to the front. Enclosed rear garden 6m x 4m approx with side access gate, low maintenance with covered patio area adjacent to the rear of the property, mature tree, outside tap.

Attached brick garage 15'11" x 8'7" (4.85 m x 2.62 m) with lighting and eave storage space.

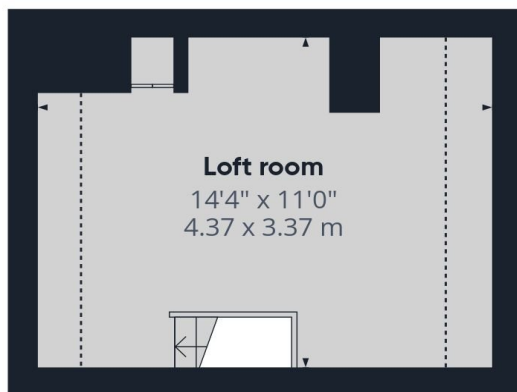
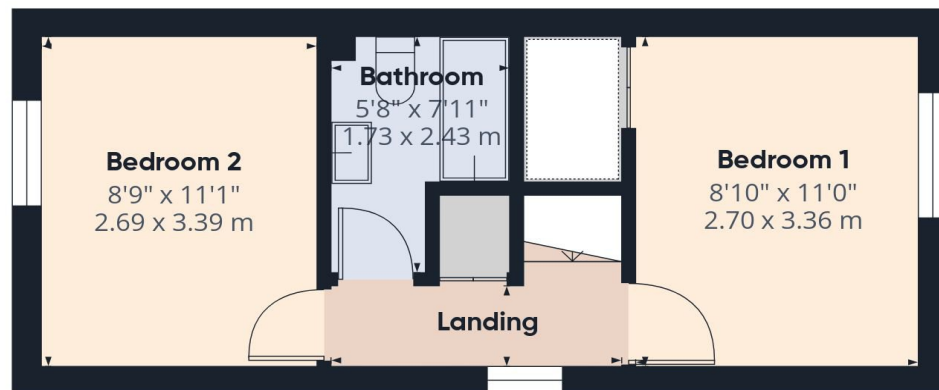
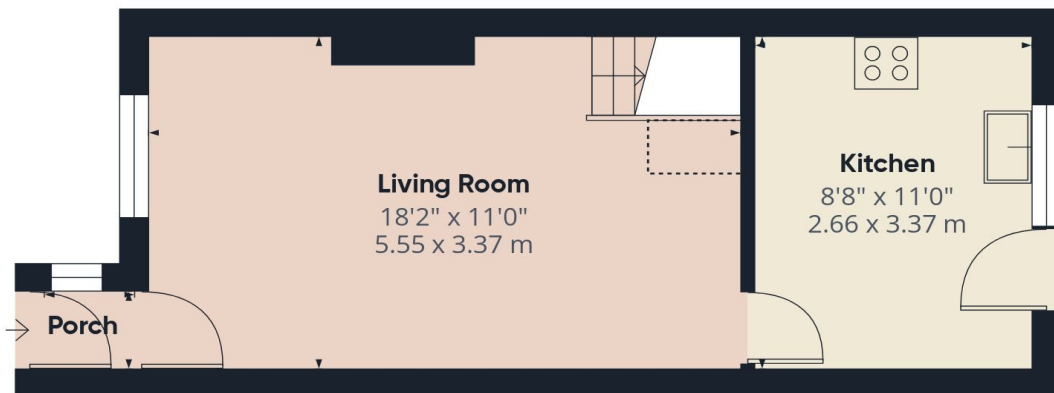
Services All mains services

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

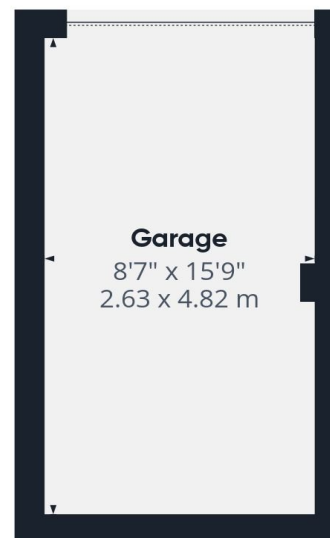
858 ft²

79.7 m²

Reduced headroom

32 ft²

3 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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