



St. Christophers Avenue, Cambridge
CB3 0JD

Pocock + Shaw

8 St. Christophers Avenue
Cambridge
Cambridgeshire
CB3 0JD

A 4 bedroom mid terraced townhouse enjoying a cul de sac location, about a 15 minute walk from the city centre.

- **CASH BUYER SOUGHT**
- 4 bedroom townhouse
- Cul de sac location
- 15 minutes walk to city centre
- Potential/ scope to convert integral garage
- Bathroom and en suite bathroom
- Cloakroom
- Gas central heating
- Low maintenance rear garden
- **No upward chain**

Guide Price £425,000



The property is a modern, mid terrace townhouse on three floors in a convenient location just north of the city centre, close to Castle Hill at the south eastern end of Huntingdon Road. It is situated towards the end of an attractive cul-de-sac scheme and benefits from off-street parking and an integral garage.

St Christophers Avenue is a small modern cul-de-sac at the city end of Huntingdon Road. There are wide ranging facilities close to hand in nearby Histon Road and Castle Hill. The A14 and M11 are both within easy striking distance. The historic centre, University facilities and excellent schooling for all ages are all close by.

The property is offered with the residue of a low lease (58 years) and therefore a CASH buyer is sought. The guide price of the property has been set to reflect the cost of a buyer securing the Freehold interest in the property (a RICS report/valuation puts this at circa 80k - 100k) and the fact that the property could now benefit from some updating.

In detail the accommodation comprises;

Storm porch with courtesy light and part glazed door to

Entrance Hall with door to garage (see later) radiator, laminate wood flooring, door to inner hallway and door to

Cloakroom with window to front, wash handbasin with tiled splash back, shelf and shelf over, WC, radiator, laminate wood flooring.

Inner Hallway with stairs to first floor, understair cupboard, coat hooks, laminate wood flooring, door to;

Kitchen/ Breakfast Room 17'7" x 10'4" (5.37 m x 3.16 m) with window and sliding patio door/glazed side panel to rear garden, built in shelved pantry cupboard, good range of fitted wall and base units with work surfaces and tiled splash backs, Hoover washing machine, Hotpoint fridge, Belling electric cooker, stainless steel sink unit and drainer, radiator, laminate wood flooring

First Floor

Landing with stairs to second floor, radiator

Sitting Dining Room 28'2" x 17'8" (8.58 m x 5.39 m)
Open plan room divided into two areas

Sitting Area 5.38m (in to bay) x 3.09m
with bay window to front, radiator, door to landing

Dining Area 5.38M X 3.20M
with window to rear, radiator, door to landing

Bedroom 4 7'1" x 7'0" (2.15 m x 2.14 m) with window to front, radiator, shelving to part of one wall

Second Floor

Landing with loft access hatch, airing cupboard with slatted wood shelving and lagged hot water cylinder

Bedroom 1 10'9" x 9'11" (3.27 m x 3.02 m) with window to rear, two sets of built-in wardrobe cupboards with hanging rails and shelving, radiator, door to

En suite Bathroom with window to rear, panelled bath with part tiled surround, mixer taps and shower attachment, part-tiled walls, wash handbasin with mirror over, WC, shaver point, radiator

Bedroom 2 12'5" x 8'10" (3.79 m x 2.68 m) with Bay window to front, some shelving to two walls, radiator

Bedroom 3 8'7" x 7'3" (2.61 m x 2.21 m) with window to front, radiator

Shower Room fully enclosed and tiled shower cubicle with Bristain electric shower unit, vanity wash handbasin with tiled splash back and mirror over, WC, extractor fan, radiator, ceramic tiled flooring

Integral Garagen 16'11" x 8'10" (5.15 m x 2.70 m) with timber up and over door to front, gas meter, power and electric, door to hallway, chest freezer and fridge to remain



Outside Open plan front garden area and driveway parking for one vehicle

Enclosed low maintenance paved rear garden (6m x 6m approx) with pedestrian gate to rear, timber shed flower/shrub border, lighting and outside tap.

Agents Note There is a covenant on the property that may restrict the ability to extend the accommodation.

As far as we understand the covenant states that to make changes to the property that affect its outward appearance application must be made to Fitzwilliam College.

Tenure The property is Leasehold

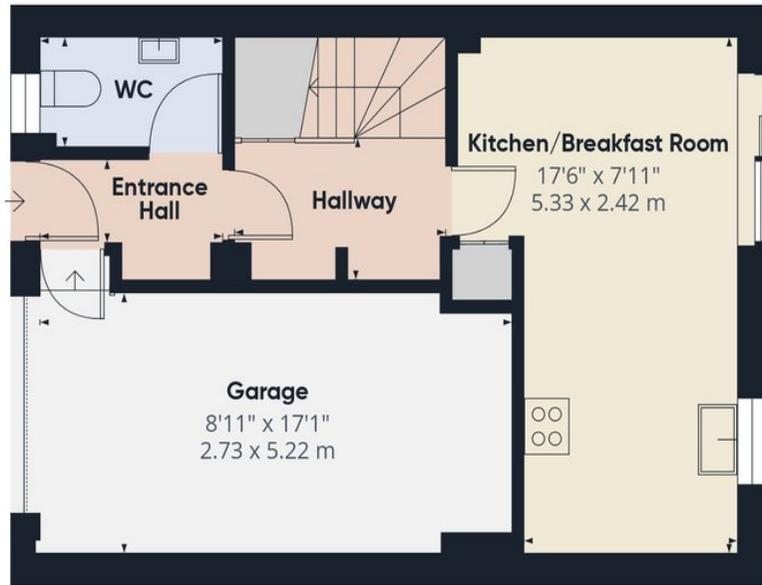
Council Tax Band F

Viewing By Arrangement with Pocock + Shaw

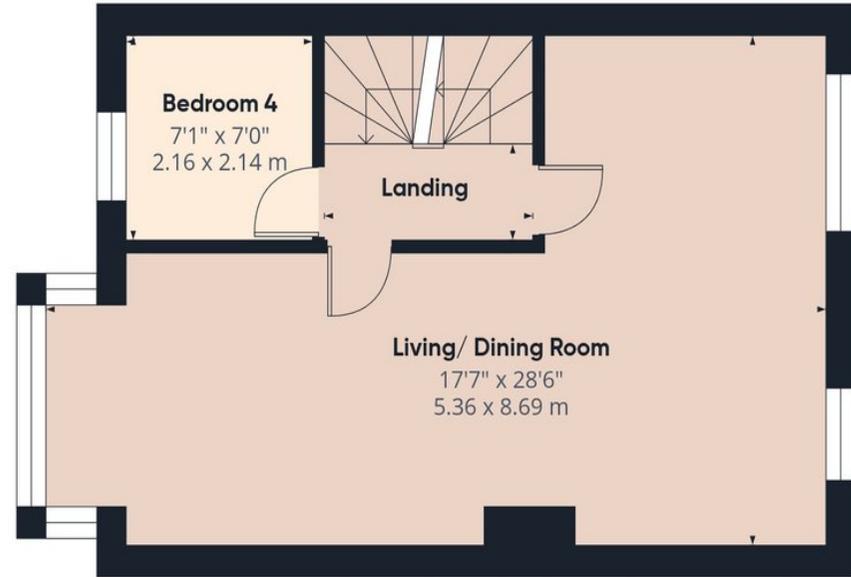


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





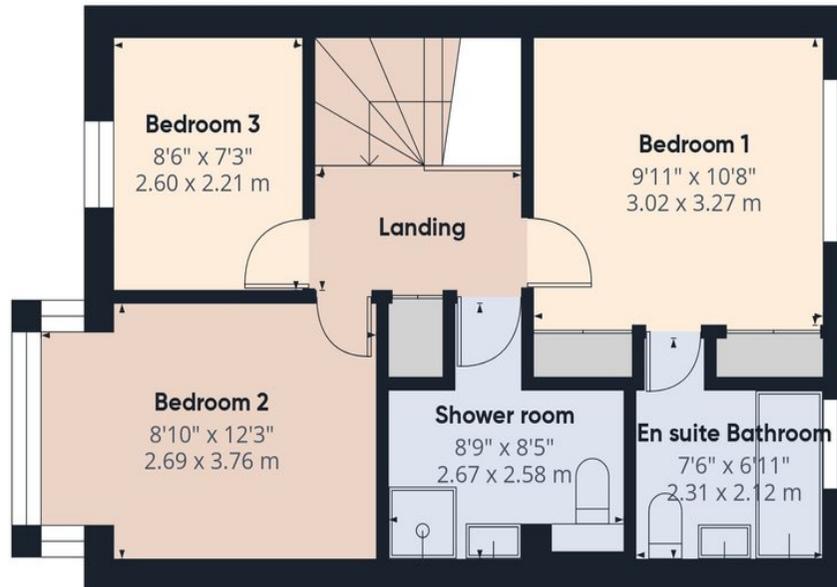
Ground floor



First floor

Approximate total area

1277 ft²
118.9 m²



Second floor

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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