



Willow Walk, Cambridge, Cambridgeshire
CB1 1LA

Pocock+Shaw

1b Willow Walk
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Willow Walk is a beautifully proportioned Victorian-style two bedroom modern townhouse, situated on a private road with parking, in a near central location. There is a spacious living room extending to about 18ft with multi paned doors to the enclosed garden and the property benefits further from no onward chain.

- Two double bedrooms
- No onward chain
- Sought after central location
- Parkside catchment
- Conservation area
- Gas central heating
- Residents only parking
- Enclosed rear garden

Offers Around £495,000



Willow Walk is ideally situated close to the city centre, the Grafton Centre, Midsummer Common and the river. Many of the facilities offered by the University can be approached by foot or bicycle and there are a number of schools available for all age groups in the city. Willow Walk is a private road which runs between Short Street and Fair Street.

Entrance hall With door to front, fanlight over, radiator.

Kitchen With range of fitted wall and base units, work tops with single drainer sink and mixer tap, four ring gas hob, oven, cooker hood, double glazed sash window to front, space for appliances, range of fitted shelving, wall mounted central heating boiler.

Living room With double glazed French doors and windows to the rear garden, stairs to first floor with understairs storage cupboard, radiator, wall light points, decorative cornice and ceiling rose.

First Floor

Landing With loft access.

Bedroom 1 With double glazed sash window to front, radiator.

Bedroom 2 With double glazed window to rear, radiator, overstairs storage cupboard.

Bathroom With refitted white suite, low level wc, panelled bath with mixer tap, vanity wash handbasin with mixer tap and cupboard under, fully tiled, window to side.

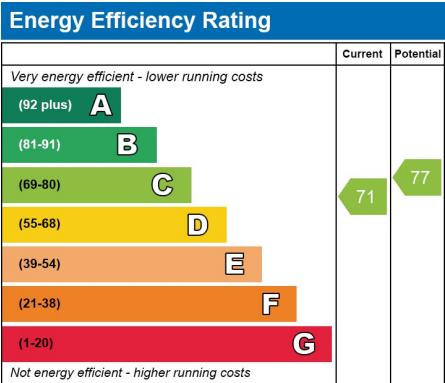
Outside With paved courtyard rear garden with raised flower and shrub beds, rear pedestrian access, walled and fenced.

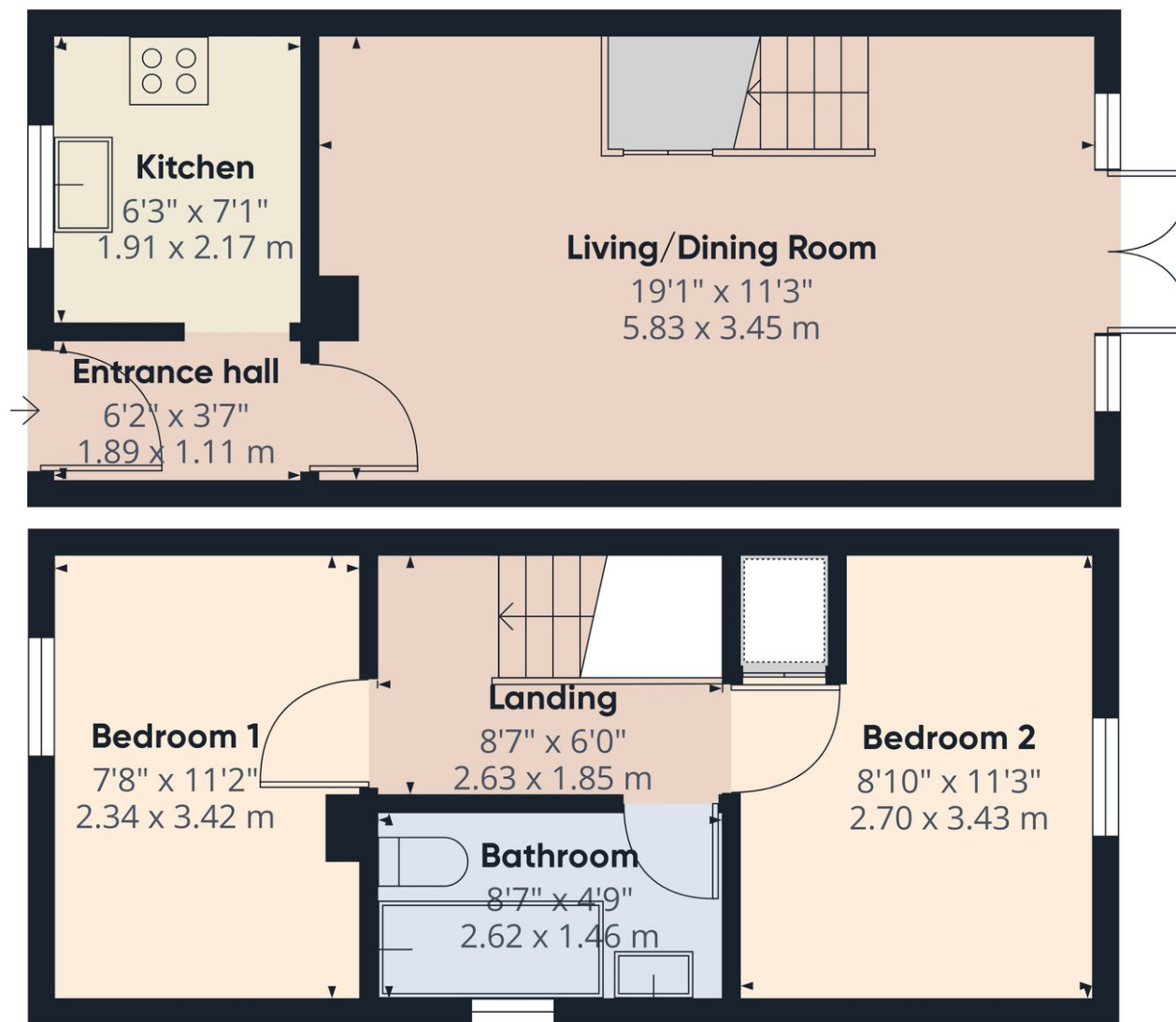
Services All mains services.

Tenure The property is Freehold

Council Tax Band E

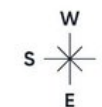
Viewing By Arrangement with Pocock + Shaw





Approximate total area

541 ft²
50.2 m²



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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