



Wellington Road, Northstowe, Cambridge,
Cambridgeshire

Pocock + Shaw

46 Wellington Road
Northstowe
Cambridge
Cambridgeshire
CB24 1AX

An impressive 3 double bed roomed town house with flexible accommodation arranged over three floors situated in this popular new town located approximately 12 miles from Cambridge. The property is offered in excellent decorative order and benefits from a south west facing rear garden and off street parking for two cars.

- Impressive town house
- Flexible accommodation on three floors
- 3 double bedrooms
- Study and en suite
- Fully fitted kitchen
- 2 parking spaces
- Gas central heating and double glazing
- Close to Guided Bus

Offers Over £390,000



Northstowe is an exciting new town located approx. 12 miles to the north west of Cambridge. The town now benefits from a wide range of facilities including a nature reserve, community centre, Northstowe Tap and Social, both primary and secondary schooling in addition to a planned range of local shops and cafes. The adjacent village of Longstanton boasts a good range of facilities including a Co-Op, public house, Primary School (secondary schooling at Swavesey Village College) and superb recreational facilities including Longstanton Sports & Social Club. There is shopping available at nearby Bar Hill. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

Entrance hallway With double glazed door to front, wood laminate flooring, stairs to first floor, laundry cupboard with plumbing for washing machine and wall mounted central heating boiler, radiator.

Cloakroom With low level WC, wash handbasin with mixer tap, radiator, tiled splashback.

Study () With double glazed window to front, radiator.

Living room/kitchen

Kitchen area With range of attractive gloss fronted wall and base units, full range of appliances including a built in double oven, fridge/freezer, four ring gas hob, canopy hood over, dishwasher, work tops with inset sink and mixer tap, metro style splashbacks, opening through to

Living area With double glazed bay window to the rear with inset French doors to the garden, two radiators, laminate flooring and large understairs storage cupboard.

First Floor

Landing With stairs to second floor, radiator.

Living room With two double glazed windows to the rear, radiator.

Bathroom With contemporary white suite comprising low level WC, pedestal wash handbasin and mixer tap, panelled bath with fitted shower screen, wall mounted shower and controls, extensively tiled and heated towel rail.

Bedroom 2 With two double glazed windows to the front, radiator.

Second floor

Landing With loft hatch to roof space.

Bedroom 1 With two double glazed windows to the rear, radiator, range of fitted wardrobes to one wall with sliding mirror doors, door to

En suite With large tiled shower enclosure with sliding glass door, low level WC, wash basin with mixer tap and heated towel rail.

Bedroom 3 With two double glazed windows to front, radiator, range of fitted shelving.

Outside Front garden with pathway to front door. To the rear of the property is a south west facing garden extending to approximately 30ft with two paved patio areas linked with pathway. Attractive brick edged lawn area enclosed with panel fencing with gated access to two parking spaces (one covered), raised timber flower and shrub beds, outside tap.

Services All mains services

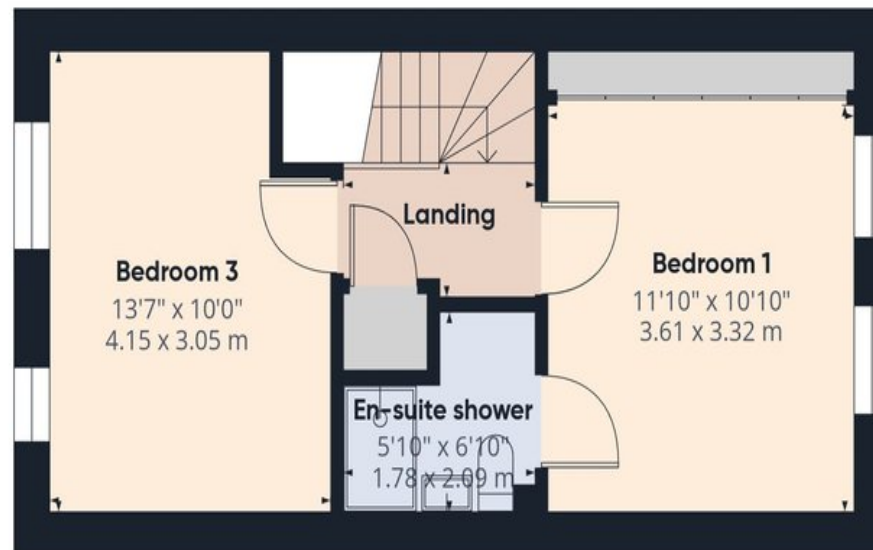
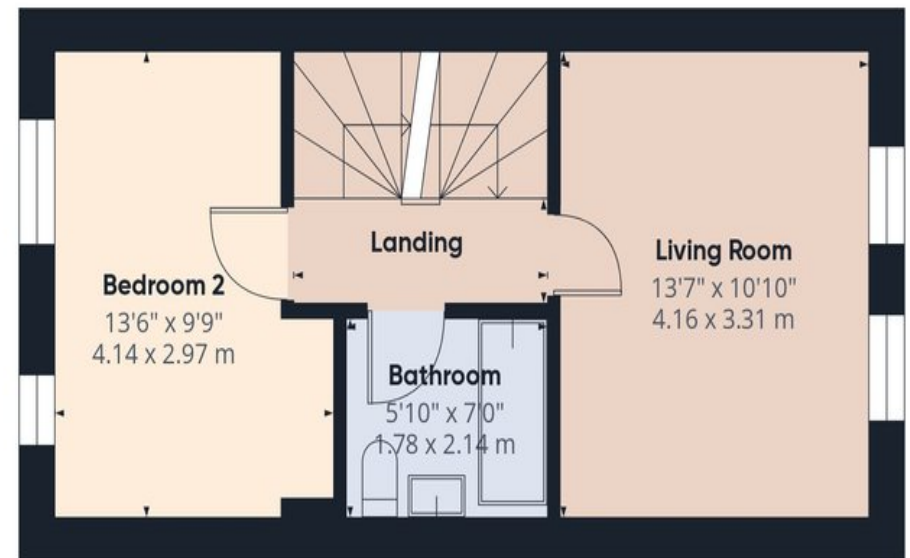
Tenure The property is Freehold. Annual maintenance charge of approx £240.

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw







Approximate total area

1078 ft²
100.3 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(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. (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