



Glenmere Close, Cambridge  
CB1 8EF

Pocock + Shaw

81 Glenmere Close  
Cambridge  
Cambridgeshire  
CB1 8EF

A spacious ground floor maisonette benefitting from two double bedrooms, garage and a large rear garden situated in a great location on the south side of the city, close to Cherry Hinton Hall park and and easy reach of the city centre

- Two double bedrooms
- Offered with no onward chain
- Refitted kitchen
- Large rear garden
- Double glazed and gas central heating
- Convenient south city location
- Close to shops and many other amenities
- GARAGE in a nearby block

Offers Over £325,000



An established ground floor maisonette enjoying an excellent south city location just off Cherry Hinton Road. The property is perfectly positioned for a host of nearby amenities along with Cherry Hinton Hall, Cherry Hinton village, railway station and Addenbrooke's biomedical campus.

Please note that the photos shown were taken prior to the current tenant moving in.

**Entrance Hall** Double glazed door to the side, radiator, woodblock flooring, under stairs storage cupboard

**Kitchen** 6'11" x 8'10" (2.10 m x 2.70 m) Range of refitted wall and base units, working surfaces with inset sink with mixer tap, space for a range of appliances, double glazed window to the front and side

**Living Room** 10'6" x 15'9" (3.20 m x 4.80 m) Well proportioned room with double glazed French doors to the garden,

**Bedroom 1** 13'5" x 8'6" (4.10 m x 2.60 m) Double glazed window overlooking the garden, radiator

**Bedroom 2** 10'10" x 8'6" (3.30 m x 2.60 m) Double glazed window to the front, radiator

**Wet Room** 6'7" x 8'10" (2.00 m x 2.70 m) Extensively tiled with wash basin, WC, wall mounted shower and controls, fitted shower curtain rail, double glazed window to the side, chrome heated towel rail

**Outside** To the front of the property is a large storage cupboard containing a recently fitted gas central heating boiler, gated side pedestrian access to the rear garden which extends to approx. 50ft and is westerly facing. The garden commences with a large decked area leading to the lawn which features a range of shrubs, bushes and a pear tree. There is a timber summer house and the garden is enclosed with brick wall and fencing. There is a GARAGE in a nearby block.

**Tenure** The property is Share of Freehold. 999 years from 01/01/1970. No maintenance fees payable.

**Council Tax Band C**

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



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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