



**SHERBOURNE**

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78 sqm / 837 sqft

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Garage & off street parking

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142 sqm / 0.03 acre

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Freehold

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Staggered terrace house

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EPC - D / 63

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3 bed, 1 recep, 1 bath

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Council tax band - C

A modern three-bedroom staggered terrace house offering well-proportioned accommodation arranged over two floors and presenting an excellent opportunity for updating and personalisation. No chain.



Guide Price  
£400,000.00



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The property is approached via a path to the front garden with the benefit of off-street parking and a garage en-block to the front of the home. The front door opens into a spacious entrance hall with hardwood flooring that runs throughout the whole home, stairs rising to the first floor with a deep under-stair recess and a fitted cupboard.

To the rear of the property is a generous sitting/dining room, a bright and versatile space with ample room for both relaxing and entertaining. This room enjoys views over the rear garden and provides a pleasant focal point for everyday living, with the additional benefit of air conditioning.

The kitchen is positioned at the front of the house and is fitted with a range of units and work surfaces, offering good storage and preparation space. While functional, the kitchen would benefit from modernisation, allowing a buyer to redesign to their own taste and requirements.

The first-floor landing leads to three bedrooms. The main bedroom is a comfortable double room, while the second bedroom also offers double proportions. The third bedroom is a single room, ideal for use as a child's bedroom, home office, or study. The family bathroom is fitted with a bath, with a shower over, a wash basin and WC and, like the rest of the property, would benefit from updating.

Outside, the rear garden provides a private outdoor space, currently hard landscaped with a border bed. An awning provides a covered seating area adjacent to the back of the house. The property further benefits from a garage and off-street parking en-block to the front of the home with access available from the garden.

Offered to the market with no onward chain, this home represents a fantastic opportunity for buyers seeking a well-located property to refurbish and add value.

#### Location

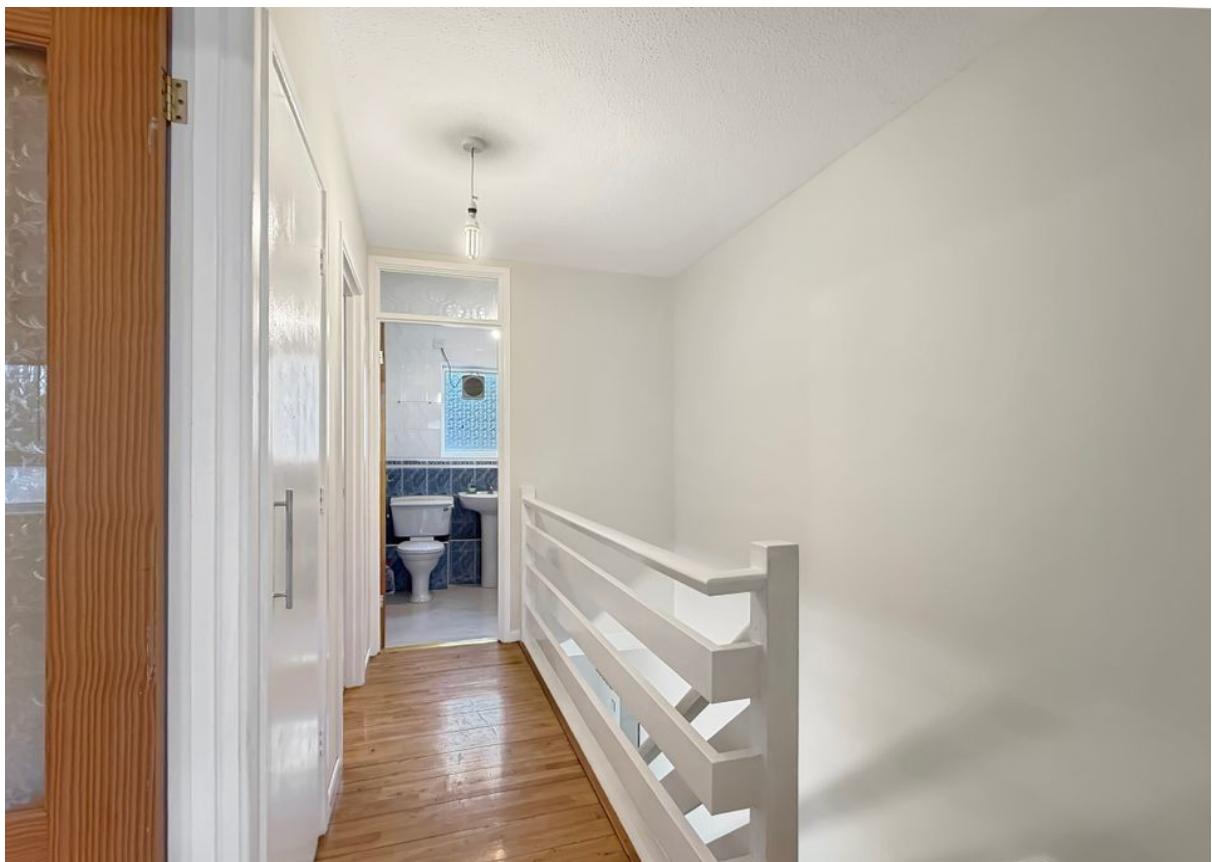
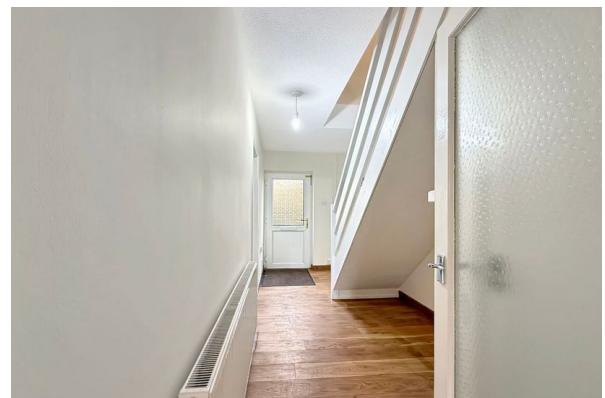
Sherbourne Court is well positioned within the popular Chesterton area of Cambridge, located less than two miles from the city centre and just a short walk from Cambridge North Railway Station, providing fast and convenient links to London and beyond. Easy access to the A14 and M11.

Chesterton offers an excellent range of local amenities, including a Post Office, Co-op and Tesco local stores, a medical centre, churches, and a variety of public houses, cafés, takeaways and restaurants, making it a well-served and convenient place to live.

The area is ideal for cyclists and walkers, with attractive riverside routes leading into the city centre and towards nearby open green spaces such as Stourbridge and Midsummer Commons. The Guided Busway is within easy reach, offering further excellent transport options.

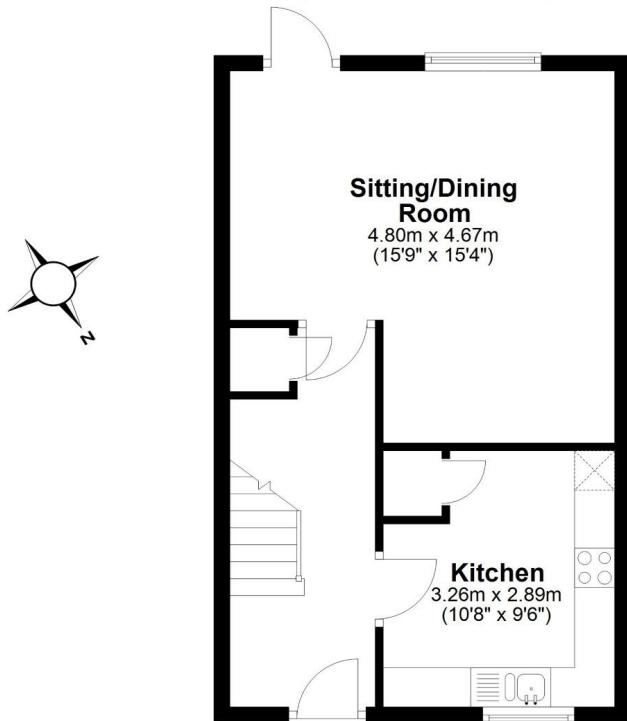
For those working in the technology and science sectors, Cambridge Science and Business Parks are also a short walk away.

The area is well regarded for schooling, with a number of reputable options nearby, including Shirley Community Primary School and Chesterton Primary School, both rated 'Good' by Ofsted. Secondary education is available at Chesterton Community College and Cambridge North Academy.



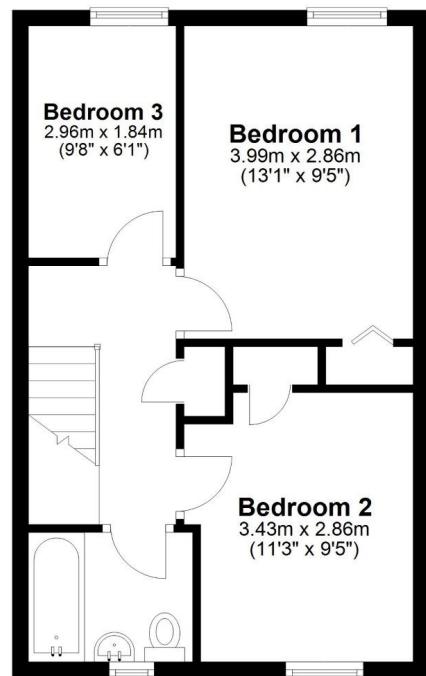
### Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



### First Floor

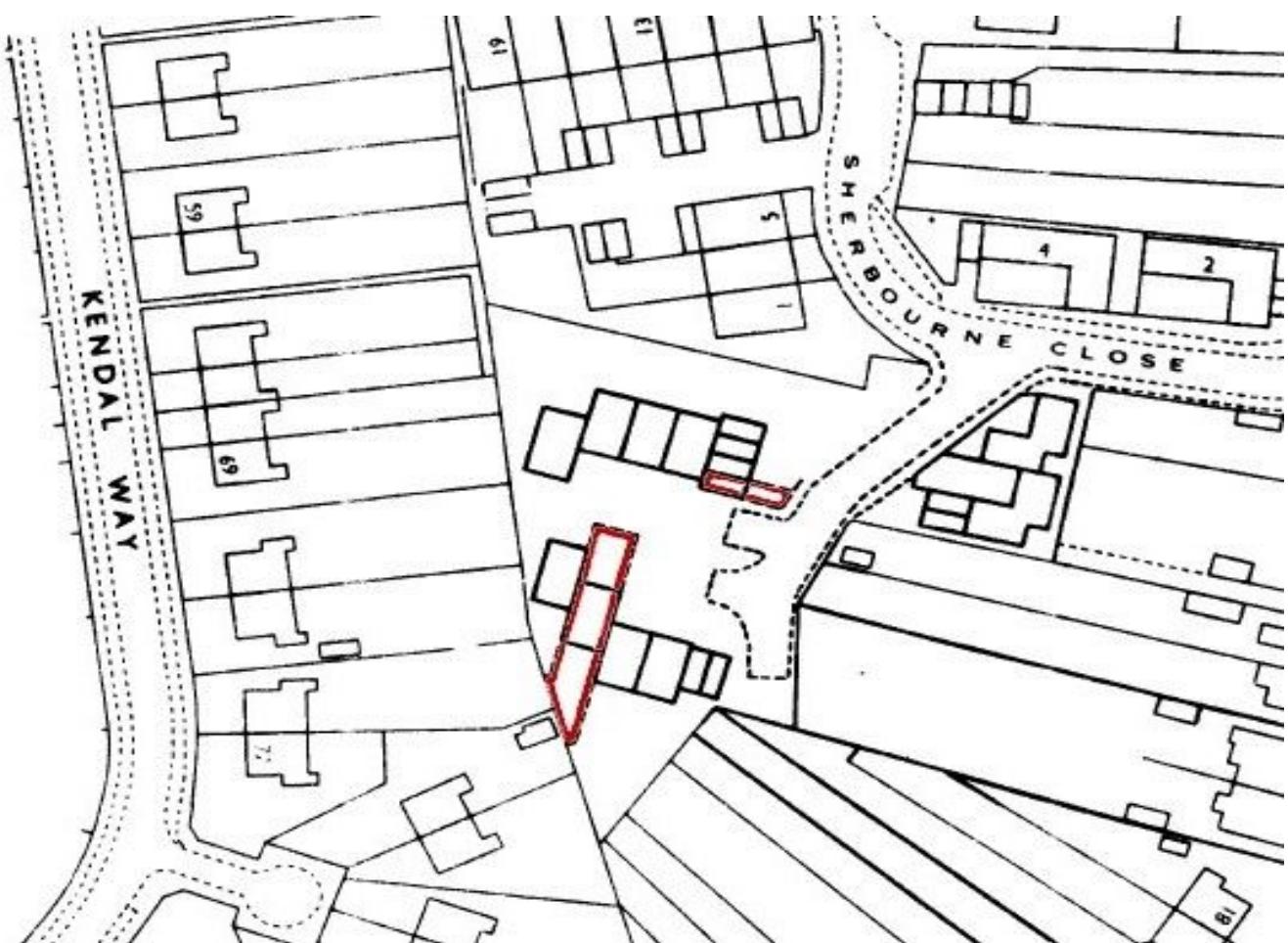
Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2

Plan produced using PlanUp.



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