



High Street, Chesterton  
CB4 1NL

Pocock+Shaw



189 High Street  
Chesterton  
Cambridge  
Cambridgeshire  
CB4 1NL

A three bedroom mid terrace house with many appealing features and a long garden, enjoying a popular and convenient near-central area of the city.

- 3 bedroom house
- Near-central city location
- Close to local amenities and riverside walks
- Double glazing and gas central heating
- Many appealing features
- Boarded loft space with skylight window
- Long rear garden (150ft approx)
- Double garage/workshop
- No upward chain

Guide Price £485,000





A three bedroom terraced residence within Chesterton and within easy distance of Cambridge City Centre, the river and Stourbridge and Midsummer Common.

High Street Chesterton is just a short distance away from riverside walks (as well the footbridge over to Stourbridge Common) and offers a wide range of local amenities and facilities including a variety of shops and cafes. There is a regular bus service to the city centre which is a little over a mile away and is easily reached on foot or cycle. There is also easy access to the Science Park, Cambridge North Railway and to the A14/M11.

A shared driveway a few yards away gives access to the top end of the garden and garage .

In detail, the accommodation comprises;

**Ground floor** with part glazed door to

**Entrance hall** with stairs to first floor, radiator, understairs cupboard, dado rail, stained timber floorboards.

**Sitting room** 11'5" x 11'5" (3.48 m x 3.48 m) with bay window to front, brick tiled fireplace, picture rail.

**Dining room** 12'4" x 9'11" (3.76 m x 3.02 m) with corner tiled fireplace, adjacent gas point, radiator, window to rear with views to garden, stained timber floorboards.

**Kitchen** 9'0" x 6'10" (2.74 m x 2.08 m) with stainless steel sink unit, radiator, work tops, built in cupboards, several matching wall cupboards, half glazed door to garden, tiled surround to fittings, stainless steel gas hob with extractor hood over and electric oven below, existing white goods to remain.

**Landing** loft access hatch with timber pull down ladder to a boarded loft space with small window, power and lighting.

**Bedroom 1** 12'0" x 11'1" (3.66 m x 3.38 m) with window to rear with views to garden, radiator, timber flooring,

picture rail, feature period fireplace. Wardrobe to remain.

**Bedroom 2** 11'11" x 9'7" (3.63 m x 2.92 m) with radiator, window to front, feature period fireplace, Wardrobes to remain.

**Bedroom 3** 8'8" x 7'5" (2.64 m x 2.26 m) with window to front, radiator, picture rail, engineered timber flooring.

**Bathroom** 7'7" x 5'11" (2.32 m x 1.80 m) with window to rear, mainly tiled walls, panelled bath with mixer taps and chrome shower unit over, wash handbasin, wc, chrome heated towel rail.

**Outside** Low maintenance front garden laid to gravel.

The long rear garden is a particular feature of the property and extends to 150ft approximately. Mainly laid to lawn with patio areas with garage/workshop and summerhouse.

**Services** All mains services.

**Tenure** The property is Freehold.

**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**Approximate total area**

792 ft<sup>2</sup>

73.6 m<sup>2</sup>

**Bathroom**

7'7" x 5'10"  
2.32 x 1.80 m

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



**Pocock + Shaw**

01223 322552