



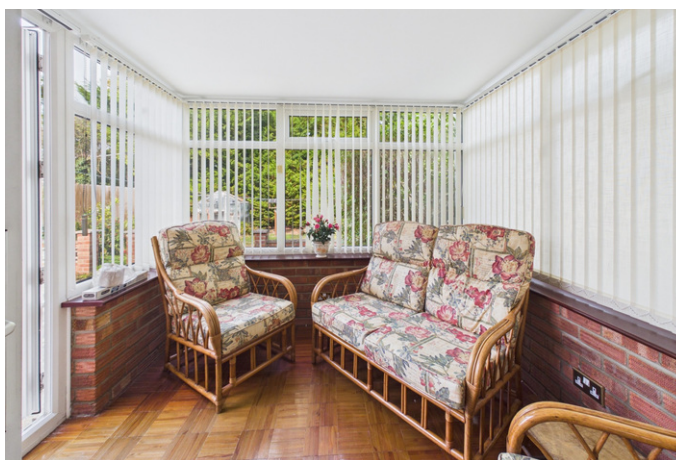
Thorley Road, Cambridge
CB5 8NF

Pocock+Shaw

35 Thorley Road
Cambridge
Cambridgeshire
CB5 8NF

- Extended 3 bedroom semi-detached house
- Approximately 2 miles from city centre
- Scope to improve
- Gas central heating and double glazing
- Useful covered side area
- Original internal doors (dipped & stained) and ironmongery
- Delightful rear garden
- Driveway parking
- No upward chain

Guide Price £440,000



Location - Thorley Road is an established neighbourhood situated just off Newmarket Road via Whitehill Road, lying east of Cambridge City Centre. It is well placed less than 2 miles from the central area and equidistant from Cambridge and Cambridge North train stations.

There are a wide range of local facilities nearby including a Tesco Superstore as well as the usual services being close at hand, including schools, a gymnasium and good local shopping.

This three bedroom semi-detached house would benefit from being updated but offers excellent scope for any buyer to put their own stamp on the property. The property enjoys a mature, well and tended rear garden as well as a paved parking driveway to the front.

Offered with no upward chain the property in detail comprises;

Ground Floor With part glazed front door to

Entrance porch with windows to two sides, pine tongue and groove panelled walls and ceiling with recessed spotlight, power points, parquet flooring, glazed door to

Entrance hallway with window to side, radiator, understairs cupboard with shelving, radiator, doors to

Sitting/dining room 23'10" x 13'0" (7.26 m x 3.97 m) with window to front, fireplace with tiled hearth and inset gas fire with back boiler, two radiators, built in cupboard with recessed display shelf over, glazed doors to

Conservatory 9'1" x 8'8" (2.77 m x 2.65 m) Upvc glazed conservatory with solid roof with double doors and windows to garden, fitted blinds, radiator, power and lighting, parquet flooring, conservatory furniture to remain.

Kitchen 9'11" x 9'7" (3.01 m x 2.93 m) with window to rear with views to garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, serving hatch, gas cooker with extractor hood over, space and plumbing for washing machine, stainless steel sink unit and drainer, fully tiled walls,

space for fridge/freezer, radiator, parquet flooring, part glazed door to

Covered side passage with part glazed door to front and rear giving easy access to the garden. Polycarbonate corrugated roof panels, lighting, brick stores and

Ground floor cloakroom with fully tiled walls and electric panel heater.

Utility store with glazing to garden and power plus two store areas.

First Floor

Landing with window to side, loft access hatch, airing cupboard with factory lagged hot water tank, slatted wood shelving and British Gas digital thermostat control.

Bedroom 2 11'9" x 10'0" (3.57 m x 3.06 m) with window to rear with views to garden, radiator, ceiling mounted fanlights, built in wardrobe cupboard with clothes hanging rail, shelving.

Bedroom 1 12'2" x 11'1" (3.71 m x 3.37 m) with two windows to front, radiator, built in wardrobe cupboard with clothes hanging rail and shelving.

Bedroom 3 8'11" x 8'6" (2.73 m x 2.58 m) with window to front, radiator, deep (over stairwell) cupboard with clothes hanging rail.

Bathroom with window to rear and window to side, fully tiled walls, panelled bath with Triton T80si electric shower unit over, wash handbasin, wc, radiator.

Outside Brick pavior driveway set behind a brick retaining wall providing parking for several vehicles. Rear garden 16m x 9m (approx) with good sized paved patio area adjacent to the rear of the property leading onto a lawn with path to greenhouse, attractively planted flower and shrub borders.

Services All mains services

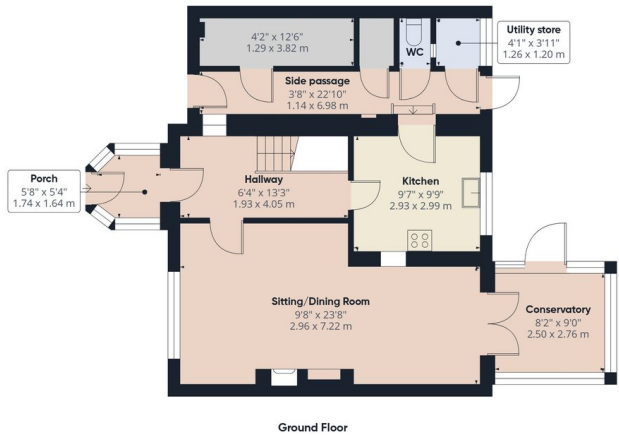


Tenure The property is Freehold

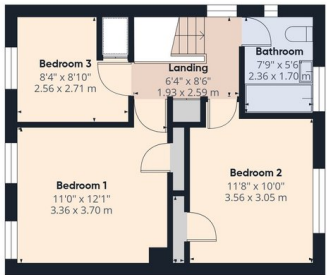
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

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Approximate total area[®]
1159 ft²
107.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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