



Manhattan Drive, Cambridge
CB4 1JL

Pocock + Shaw

6 Manhattan Drive
Cambridge
Cambridgeshire
CB4 1JL

A 1960s 3 bedroom house in a well regarded area off De Freville Avenue, close to the river, about 1 mile from the city centre

- Sought after near central position
- Easy access to city and river
- Spacious sitting/ dining room
- Re-fitted kitchen and shower room (2020)
- 3 Bedrooms
- Gas central heating & double glazing
- Sunny Rear garden
- No upward chain

Guide Price £475,000



Manhattan Drive is part of a well regarded 1960s development of town houses in a particularly well regarded part of Cambridge off De Freville Avenue. It is situated near the river and Cutter Ferry footbridge, with pedestrian and cycle access over the Cam to Midsummer Common and riverside walks, together with easy access to the city centre.

The property has recently been redecorated and is offered with no upward chain. In detail, the accommodation comprises;

Ground Floor

Entrance lobby with stairs to first floor, wood strip flooring, glazed door to

Living room 25'6" x 11'11" (7.76 m x 3.63 m) with full length glazed window to front, glazed door and full length glazed window to rear garden, fireplace recess with tiled hearth, slate surround and mantle shelf over, shelving to part of one wall, two radiators, timber tongue and groove panelling with serving hatch to part of one wall, wood strip flooring.

Kitchen 10'1" x 9'9" (3.07 m x 2.96 m) with glazed door and window to rear, range of fitted wall and base units with worktops and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, built in four ring gas hob with electric oven below, space for fridge/freezer, washing machine and dryer, door to deep understairs cupboard with shelving and coathooks.

First Floor

Landing with loft access hatch (to boiler), double doors to deep built in airing cupboard with slatted wood shelving, doors to

Bedroom 1 13'11" x 8'2" (4.25 m x 2.49 m) with window to front, radiator, pine floorboards.

Bedroom 2 10'1" x 7'4" (3.07 m x 2.24 m) with window to rear, radiator, pine floorboards.

Bedroom 3 10'2" x 7'4" (3.09 m x 2.24 m) with window to rear, radiator, pine floorboards.

Bedroom with panelled bath with fully tiled surround, glazed shower screen and chrome shower unit over, mixer taps with further shower attachment, vanity wash handbasin with recess tiled shelf and mirror fronted cabinet over, WC, heated towel rail, part tiled walls, ceramic tiled flooring.

Outside Open plan lawned area to front with flower and shrub borders and path to front door, courtesy light. Paved path adjacent to the rear of the property leading down to the enclosed lawn with flower and shrub borders, rear pedestrian gate, rear paved seating area to rear, brick store, the whole offering a good degree of privacy and a sunny aspect. Permit parking on the street.

Services All mains services

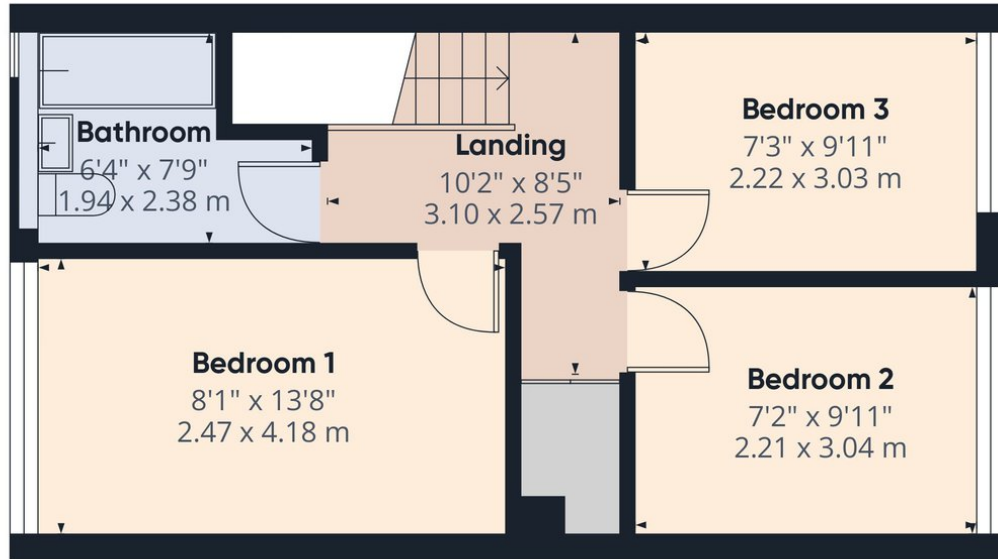
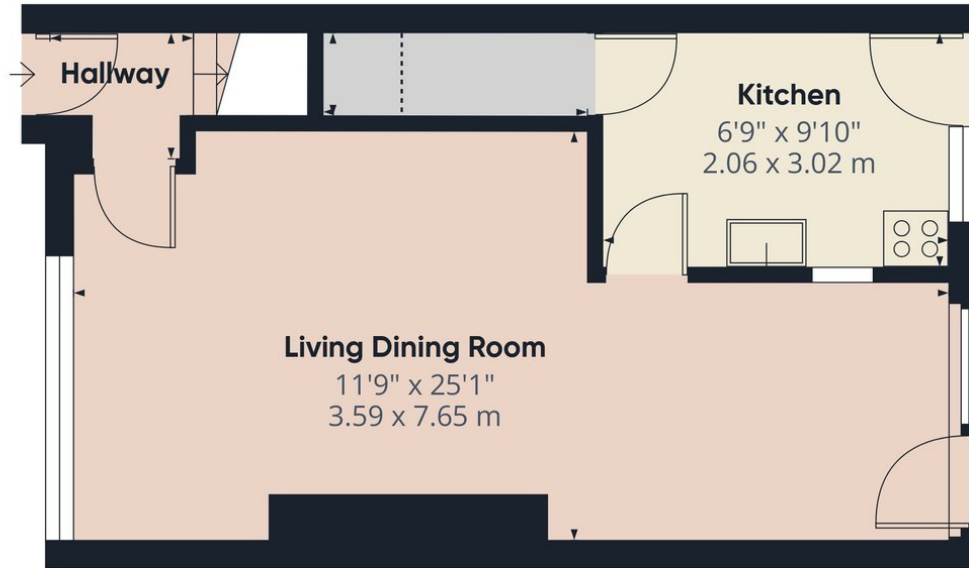
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

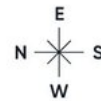


Approximate total area

724 ft²
67.2 m²

Reduced headroom

6 ft²
0.5 m²



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