



Newmarket Road, Cambridge
CB5 8PA

Pocock + Shaw

551 Newmarket Road
Cambridge
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An attractive 1930's semi detached house close to a wide range of facilities and less than 2 miles east of the city centre.

- 2 Double bedrooms plus small single
- First floor bathroom
- 2 Reception rooms
- 14'11 kitchen
- Gas central heating
- Double glazing
- Enclosed rear garden
- 10' 6" wide driveway
- Excellent nearby facilities
- Less than 2 miles east of city centre

Offers Around £470,000



This attractive 1930s semi detached house is situated on Newmarket Road between Ditton Walk and Ditton Fields, less than 2 miles east of the city centre. The location is convenient for a wide range of amenities including a retail park, Tesco, Aldi and Asda supermarkets, the Abbey Swimming Pool, Stourbridge and Coldhams commons and the river. There are regular bus services along Newmarket Road and easy access to the area's principle road routes. The nearby Chisholm Trail provides a convenient cycling and walking route to Cambridge North rail station.

There are 2 main bedrooms and the small third bedroom is ideal as a study or nursery. The house is equipped with gas central heating and double glazing with additional secondary double glazing to the front windows. There is a 10'6" wide driveway at the side and an enclosed rear garden.

GROUND FLOOR

Porch with uPVC panelled entrance door to

Entrance Hall with radiator and cupboard under the stairs with gas & electric meters and Worcester gas combination boiler.

Front sitting room 11'5" x 12'5" (3.48 m x 3.79 m) with double glazed bow window, tiled fireplace, radiator and laminate flooring.

Rear dining room 11'4" x 11'10" (3.45 m x 3.60 m) with tiled fireplace, radiator, laminate flooring and double glazed double doors to

Rear porch 12'6" x 6'8" (3.82 m x 2.03 m) with quarry tiled floor, polycarbonate roof, opening onto the garden.

Kitchen 14'9" x 6'4" (4.50 m x 1.94 m) with work surfaces with cupboards and drawers below, inset sink unit, electric cooker point, plumbing for washing machine, space for fridge/freezer, cooker hood, wall cupboards, radiator, tiled floor, 2 windows and double glazed door to rear porch.

FIRST FLOOR

Landing with window and access to loft.

Front bedroom 1 12'2" x 11'5" (3.70 m x 3.49 m) with radiator, laminate flooring, cast iron fireplace and window with sealed-unit and secondary double glazing.

Rear bedroom 2 12'2" x 11'5" (3.70 m x 3.47 m) with laminate flooring, radiator, cast iron fire surround and double glazing.

Front study/nursery 6'5" x 6'11" (1.96 m x 2.12 m) with radiator and window with sealed-unit and secondary double glazing.

Bathroom with bath with shower attachment, hand basin, WC, half tiled walls, full height tiling at head of bath, extractor fan and radiator.

OUTSIDE

Gravelled front area with shrubs, wide driveway parking and double gate to. Enclosed rear garden about 34ft deep minimum x 30ft wide, laid to gravel and paving, with timber store/summerhouse and shrubs.

Services Mains electricity, gas, water and drainage.

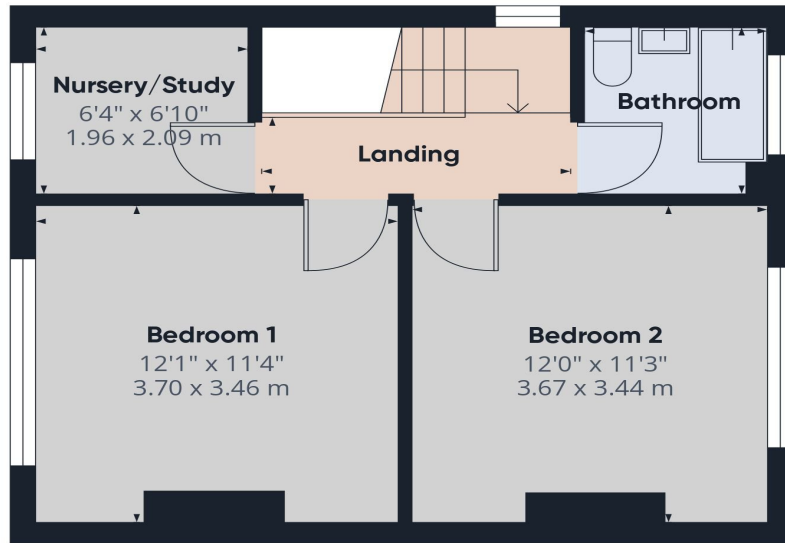
Council tax band C

Tenure The property is freehold

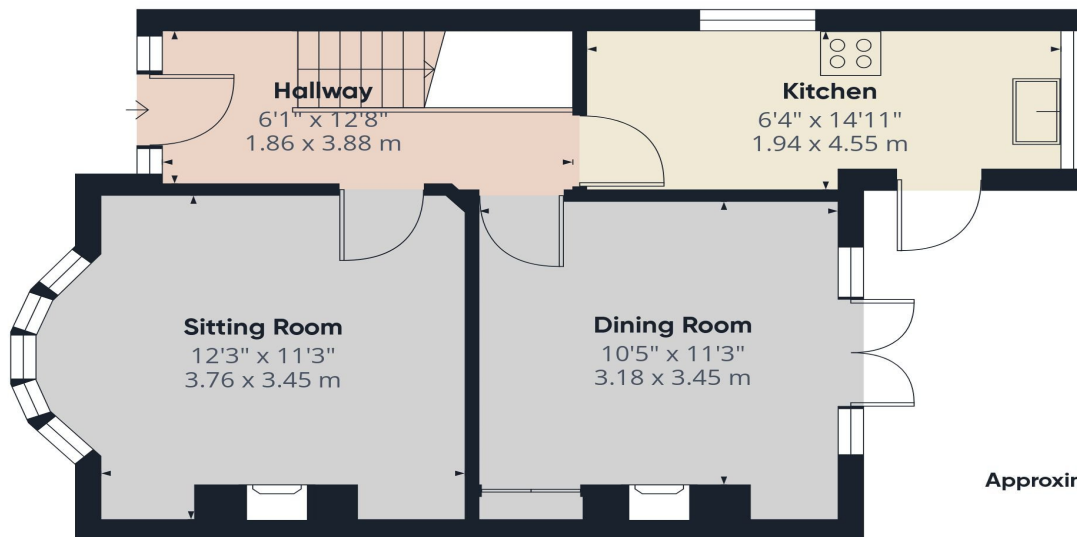
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



First Floor



Ground Floor

Approximate total area⁽¹⁾

837 ft²

77.7 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

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