



Lichfield Road, Cambridge  
CB1 3SS

Pocock + Shaw

30a Lichfield Road  
Cambridge  
Cambridgeshire  
CB1 3SS

A modern detached 3 bedroom house located in a sought after and conveniently situated area on the South side of the City, in close proximity to Cherry Hinton Road and the station

- Detached 3 bedroom house
- Sought after south city location
- Convenient for local shops and the train station
- Spacious living room
- En suite shower room to bedroom 1
- Family bathroom
- Garage and driveway parking
- Southerly facing rear patio garden

Guide Price £575,000



Lichfield Road runs between Coleridge Road and Cherry Hinton Road, which in turn takes you from the city all the way to the village of Cherry Hinton. There are an excellent range of facilities nearby including doctors and dentists surgeries, restaurants, and takeaways.

Cambridge Leisure Park is also a short stroll away with its superb range of restaurants, gym, cinema, and express supermarkets, whilst Mill Road, one of the country's top 50 suburbs with its cosmopolitan shops, delis, and restaurants is about a five-minute bike ride away and both Addenbrooke's Hospital and Cambridge Train Station are about a ten-minute cycle away.

This detached properties is offered with no upward chain and its accommodation in detail comprises;

## Ground Floor

**Recessed porch** with glazed side panel and door to

**Entrance hallway** with stairs to first floor, understairs storage cupboard, radiator, door to kitchen, sitting room and

**Cloakroom** with WC, wash handbasin with tiled splashbacks, radiator, window to front.

**Sitting room** 19'4" x 15'7" (5.89 m x 4.76 m) with two windows to front, glazed doors to rear garden, two radiators, exposed brickwork to one wall with raised hearth and aperature with gas fire (decommissioned), ceiling spotlights, opening onto

**Dining room** 9'8" x 10'6" (2.95 m x 3.21 m) with double glazed patio doors to garden, full length feature window, radiator, ceiling mounted spotlights.

**Kitchen** 10'0" x 9'5" (3.04 m x 2.86 m) glazed door to covered side passageway and garage (see later), two windows to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer, four ring electric hob with electric oven below, integrated fridge/freezer, space and plumbing for dishwasher, radiator, vinyl flooring.

## First Floor

**Landing** with two windows to front, radiator, eave storage cupboard, recessed ceiling spotlights.

**Bedroom 1** with velux window to rear, radiator, two built in wardrobe cupboards to one wall, two eave storage cupboards, radiator, door to

**En suite shower room** with window to front, fully tiled and enclosed shower cubicle with Mira electric shower, wash handbasin, tiled walls, WC, radiator, ceramic tiled flooring.

**Bedroom 2** 9'7" x 8'7" (2.93 m x 2.61 m) with velux window to rear, radiator, eave storage cupboard, double doors to deep built in wardrobe.

**Bedroom 3** 8'6" x 8'0" (2.59 m x 2.45 m) with velux window to rear, built in wardrobe cupboard, eave storage cupboard.

**Bathroom** with velux window to rear, panelled bath with glass shower screen, Deva chrome shower unit over and fully tiled surround, wash handbasin, radiator, tiled walls, WC, airing cupboard with slatted wood shelving, roof void.

**Outside** Paved area to the side behind brick retaining wall. Front garden area with flower and shrub borders and paved path to porch. Adjacent driveway parking for one vehicle leading onto the garage (see later) and secured timber gate to covered side passage with lighting which in turn leads onto the enclosed low maintenance southerly facing paved patio garden to the rear 10 x 5.30 approx with flower and shrub borders.

**Garage** 17'7" x 8'8" (5.37 m x 2.63 m) brick built garage with aluminium door to front, part glazed pedestrian door to side, gas and electric meters, space and plumbing with worktop for washing machine under, wall mounted Worcester gas central heating boiler, water tap, Butler sink with hot and cold water taps.



**Services** All mains services

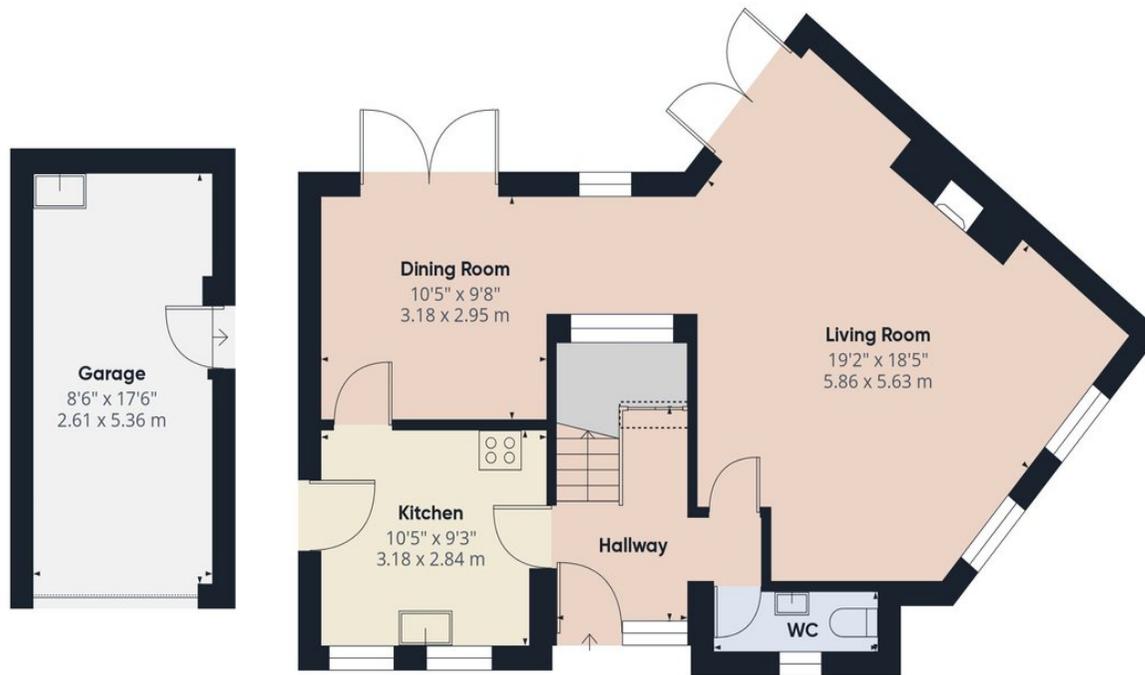
**Tenure** The property is Freehold

**Council Tax** Band E

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





**Approximate total area**

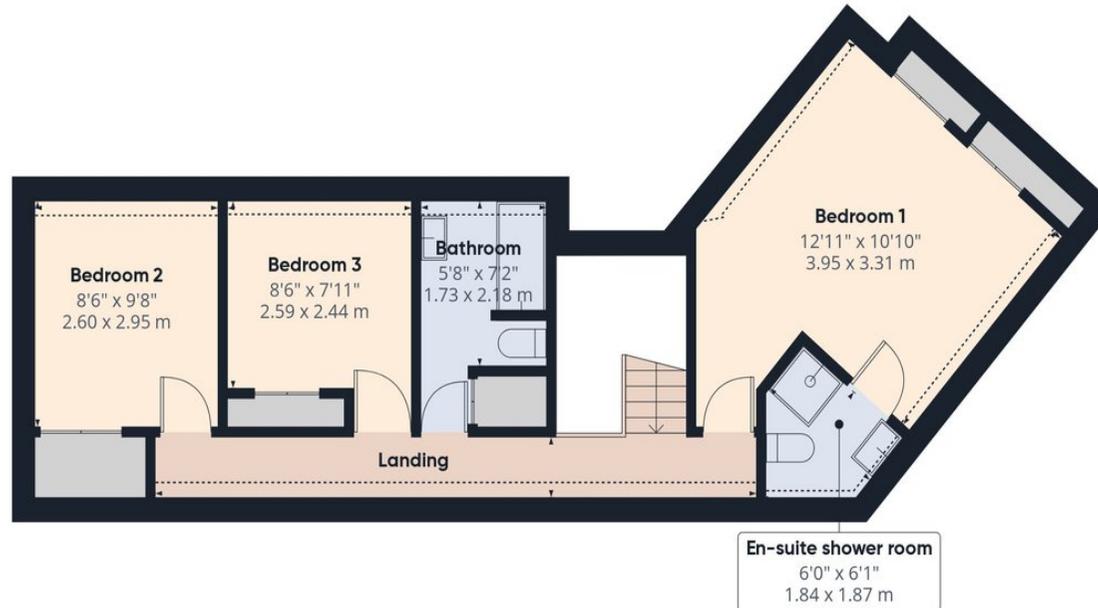
1287 ft<sup>2</sup>

119.5 m<sup>2</sup>

**Reduced headroom**

44 ft<sup>2</sup>

4.1 m<sup>2</sup>



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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