



Belmore Close, Cambridge  
CB4 3NN

Pocock + Shaw

15 Belmore Close  
Cambridge  
Cambridgeshire  
CB4 3NN

A well proportioned three bedroom end of terrace family home in a traffic free location, offering easy access to the city centre and numerous local amenities on Histon Road. The property benefits from a garage en bloc and is within catchment of Mayfield primary school

- Three bedrooms
- Garden and garage
- Large living room
- Air conditioning
- Double glazing
- Fronting greensward

Offers Around £399,500



Belmore Close is a quiet cul-de-sac just off Warwick Road, at the junction of Histon Road and Gilbert Road, just over a mile north of the city centre with schools and a recreation ground nearby. There is easy access into the centre, the A14/M11, the Science and Business Parks and also conveniently situated for the University and Colleges, especially the west Cambridge site.

### Ground Floor

**Hallway** with double glazed door to side, stairs to first floor, radiator, door to

**Living room** 29'4" x 12'7" (8.94 m x 3.84 m) impressive double length room with large double glazed window to the front, 2 radiators, air conditioning unit, double glazed sliding doors to the rear.

**Kitchen** 13'3" x 8'1" (4.04 m x 2.46 m) with range of fitted wall and base units, work tops with inset sink and mixer tap, four ring gas hob with oven under, fitted cooker hood, space for range of appliances, tiled and double glazed window to rear.

### First Floor

**Landing** with loft access.

**Bedroom 1** 14'4" x 8'10" (4.37 m x 2.69 m) with double glazed window to front, radiator, air conditioning unit, cupboard with central heating boiler.

**Bedroom 2** 9'2" x 8'11" (2.79 m x 2.72 m) with double glazed window to rear, air conditioning unit, radiator.

**Bedroom 3** 9'8" x 6'6" (2.95 m x 1.98 m) with double glazed window to the front, radiator, overstairs storage cupboard.

**Bathroom** with three piece white suite comprising panelled bath with mixer tap and wall mounted shower over, tiled surround, low level wc, pedestal wash handbasin, heated towel rail, double glazed window to rear.

**Outside** the rear garden measures 27' x 18' (8.2 m x 5.5 m) and is fenced commencing with a paved patio area with steps to lawn, gated side access, large timber workshop. To the front of the property is a mature garden (approx 26 ft deep) with lawned area and well stocked flower and shrub beds. The pathway offers access to the front door and useful garden store (5ft depth). The garage is located in a nearby block.

**Services** All mains services.

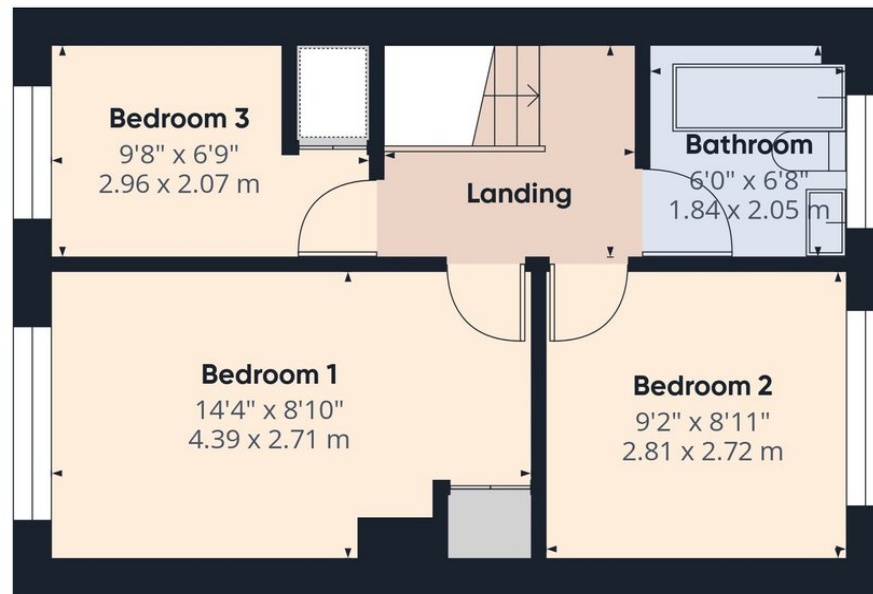
**Tenure** The property is Freehold

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



Approximate total area

816 ft<sup>2</sup>  
75.8 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