



High Street, Chesterton, Cambridge  
CB4 1NL

Pocock + Shaw

163 High Street  
Chesterton  
Cambridge  
Cambridgeshire  
CB4 1NL

A two bedroom period property with many appealing features, a long garden and garden studio, enjoying a popular and convenient near-central area of the city.

- Period end of terrace property
- Stylish accommodation
- Two bedrooms
- First floor bathroom
- Open plan living area
- Kitchen with views to garden
- Delightful rear garden
- Garden Studio
- No upward chain

Guide Price £460,000



A rather special two bedroom end terraced period residence with a private landscaped garden and bespoke built studio. The whole within Chesterton and within easy distance of Cambridge City Centre, the river and Stourbridge and Midsummer Common.

High Street Chesterton is just a short distance away from riverside walks (as well the footbridge over to Stourbridge Common) and offers a wide range of local amenities and facilities including a variety of shops and cafes. There is a regular bus service to the city centre which is a little over a mile away and is easily reached on foot or cycle. There is also particularly good access to the Science Park areas on this side of Cambridge and to the A14/M11

This charming period property offers bright and stylish accommodation with the added benefits of a delightful rear garden and bespoke studio which would lend it self to a range of uses.

Offered with no upward chain, the accommodation in detail comprises;

**Ground Floor** with timber front door with keycode lock system and full length glazed side panel to

**Entrance lobby** with open recess with shelf and clothes hanging rail, radiator, feature sliding door, laminate wood flooring.

**Living room** 22'9" x 11'6" (6.94 m x 3.50 m) open plan space comprising:

**Sitting room** 11'6" x 11'1" (3.50 m x 3.37 m) with window to front, recessed ceiling spotlights, radiator, laminate wood flooring, opening onto

**Dining room** 11'1" x 11'6" (3.37 m x 3.50 m) with window to side, radiator, laminate wood flooring, recessed ceiling spotlights (these and the lights in the sitting room are on dimmer controls). Doorway to

**Kitchen/Breakfast room** 13'11" x 10'2" (4.24 m x 3.09 m) with large window to rear with views to the garden, part glazed door to side, good range of fitted units with tiled splashbacks and breakfast bar area, stainless steel

sink unit and drainer, wall mounted Ideal gas combination boiler, electric cooker, space and plumbing for washing machine, space for fridge/freezer, stairs to first floor, radiator, ceramic tiled flooring.

### First Floor

**Landing** with small window to side, built in cupboard and drawer unit, loft access hatch, doors to

**Bedroom 1** 11'7" x 11'1" (3.54 m x 3.37 m) with two windows to front, radiator.

**Bedroom 2** 11'0" x 8'11" (3.36 m x 2.71 m) with window to side, radiator.

**Bathroom** with large window to rear with views to garden, window to side and feature picture window to stairwell, 'P' shaped bath with fully tiled surround, chrome shower/mixer taps over and glass shower screen, WC, wash handbasin with tiled splashbacks, extractor fan, radiator.

### OUTSIDE

**Garden** A wrought iron gate to the side of the property (share with immediate neighbours for bin access etc) leads onto the;

**Rear Garden** The rear garden is another particular feature of the property with paving stone path and pebbles extending its length, mature hedged and fenced boundaries with brick-edged borders, two plum trees, a grape vine and red rose bush too. The whole offering a high degree of privacy and leading onto a bespoke garden studio (see later). The garden extends to approximately 22m (to front of the studio) with another area of garden set behind the studio (6m x 4m approximately) with rear pedestrian gate. Again, the whole offering a high degree of privacy.

**Garden Studio** 20'0" x 7'10" (6.10 m x 2.40 m) A Booths Portable Superior Garden Studio offering a 25 year guarantee and zero maintenance- under 3 years old and has decked areas to front and rear. Full spec available on request. Currently used as a living area but

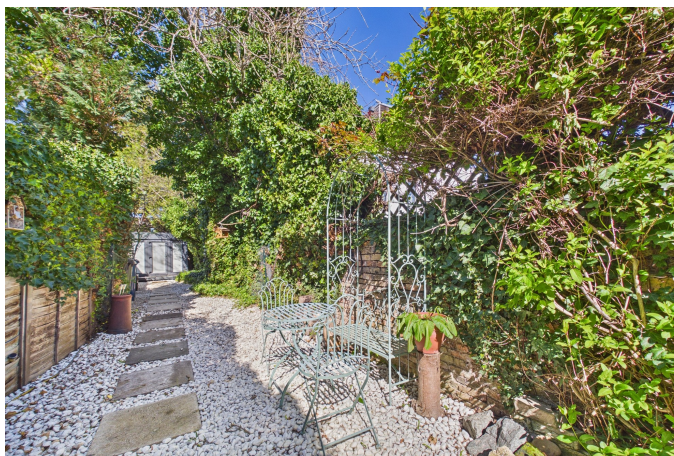


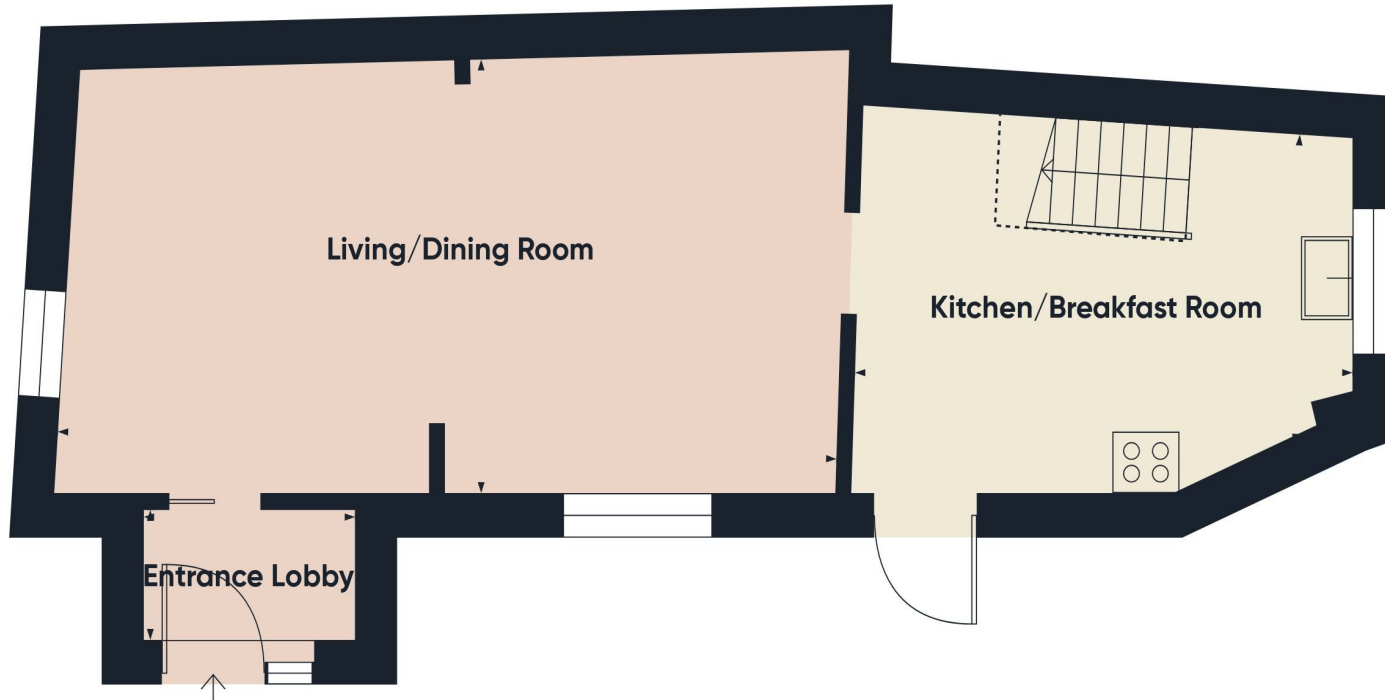
could be used as a home office gym or guest accommodation.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate Total Area: 76 m<sup>2</sup>  
(as recorded on the EPC)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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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