



Arbury Road, Cambridge
CB4 2JE

Pocock + Shaw

60 Arbury Road
Cambridge
Cambridgeshire
CB4 2JE

A spacious three bedroom terraced home offering well proportioned accommodation arranged over two floors. The property features a large rear garden and stands in a popular residential location just to the north of the city centre

- Three bedroom terraced home
- Offered with no onward chain
- Arbury primary school catchment
- Convenient for the centre of Cambridge
- Large rear garden
- Gas heating and double glazed

Offers Around £425,000



Located on this popular road, this attractive home offers easy access to the cafés, shops, chemists and surgeries of both Arbury Court and Milton Road. A nearby bus stop, alternatively a half hour level walk, brings you to the city centre with its fashionable restaurants and cosy pubs; celebrated theatre and museums; public parks, including Jesus Green and Midsummer Common; ancient colleges, river Cam and boating; Grand Arcade and Grafton Centre shopping malls; thriving daily market; and fast trains to London.

Entrance hall Glazed door to the front, picture rail, radiator, stairs to the first floor

Sitting Room 11'10" x 10'11" (3.61 m x 3.33 m) Double glazed window to the front, radiator, tiled fireplace, picture rail

Dining room 12'0" x 11'3" (3.66 m x 3.43 m) Double glazed window to the rear, radiator, tiled fireplace, picture rail, door to the kitchen

Kitchen 10'4" x 8'9" (3.15 m x 2.67 m) Former range with mantle, under stairs storage cupboard, worktop with inset sink and cupboards under, double glazed window to the side, door to the garden, radiator, recessed cooking area with a tiled floor, gas hob, electric oven and hood over, double glazed window to the rear, pantry cupboard with fitted shelving, double glazed window to the side and a wall mounted Baxi central heating boiler, plumbing for a washing machine

First floor landing Loft access, over stairs cupboard

Bedroom 1 14'7" x 9'9" (4.44 m x 2.97 m) Two double glazed windows to the front, picture rail

Bedroom 2 12'1" x 9'0" (3.68 m x 2.74 m) Double glazed window to the rear, radiator, recessed cupboard

Bedroom 3 8'10" x 7'11" (2.69 m x 2.41 m) Double glazed window to the rear, radiator, picture rail

Bathroom Panel bath with shower screen and mixer tap, wash basin, WC, double glazed window to the side

Outside The front garden is laid to lawn with mature hedging and a path to the front door. There is potential to create off street parking subject to obtaining permission for a dropped kerb.

The rear garden commences with an initial enclosed area which is laid to lawn with a gate way leading to a rear pathway over which number 62 has a right of way. there is a gateway giving access to the main garden which is predominantly laid to lawn with a range of established trees and a timber shed. the garden is partly fenced and in total measures 110ft

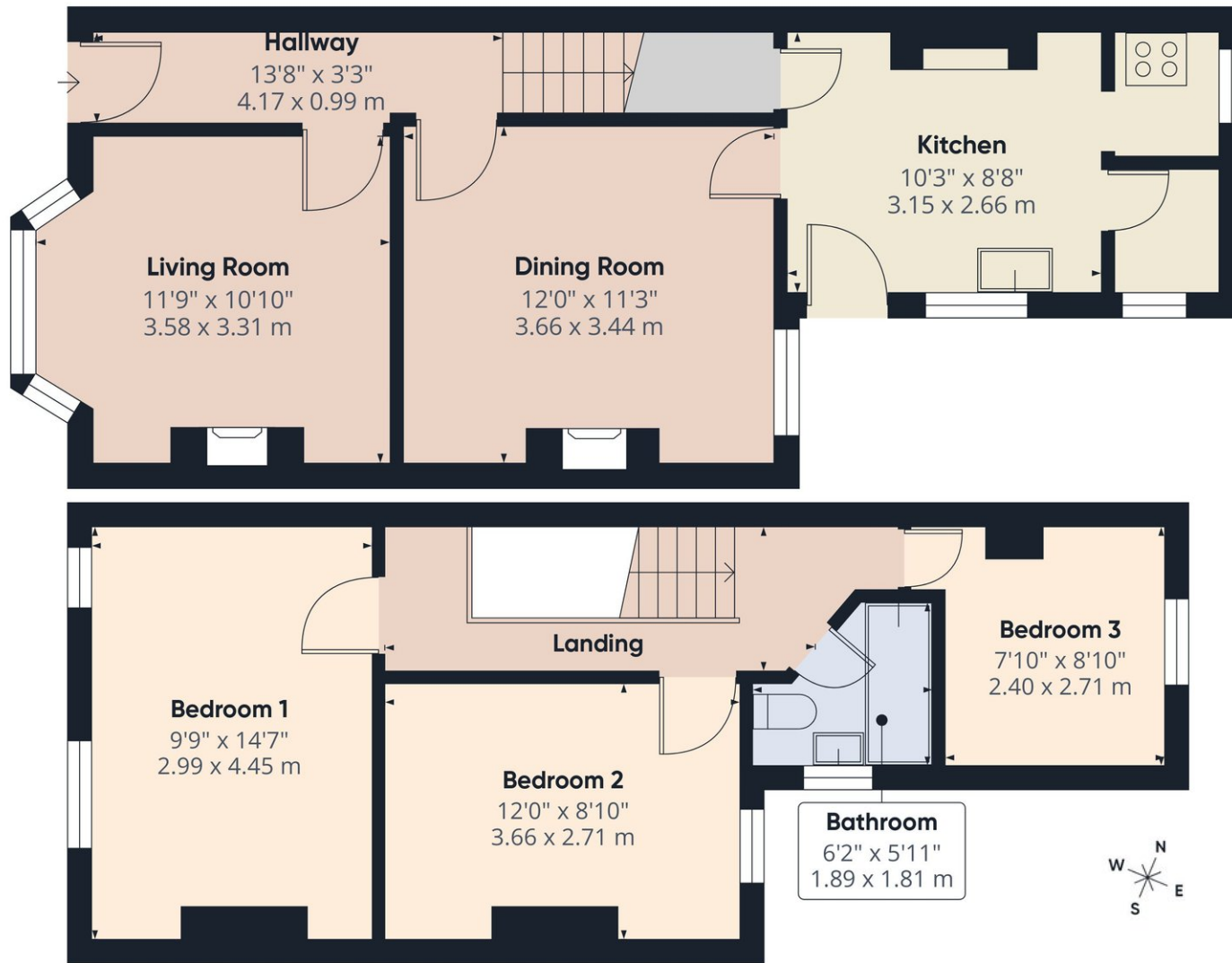
Tenure The property is Freehold

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		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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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