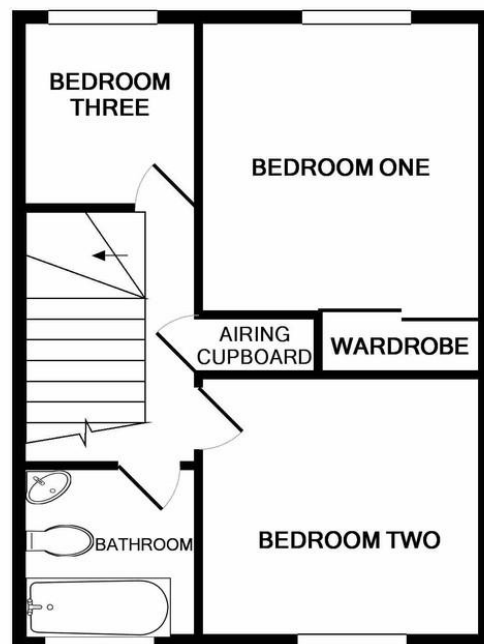


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

## Tenure

Freehold

## Council Tax Band

D

## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## High Street | Cherry Hinton | Cambridge | CB1 9LN

A modern mid terraced home situated in a non-estate position within a popular area to the south east of the city with good access to the centre and Addenbrookes Hospital with good access to local amenities. The property is offered for sale with no upward chain and internal viewing is strongly recommended. EPC Rating Band D.

## Guide Price £329,950

- No Upward Chain
- Close To Amenities
- Off Street Parking
- Enclosed Rear Garden
- Gas Radiator Heating



Property Description

HALL

Double panelled radiator, stairs to first floor, laminate floor.

LOUNGE

13' 9" x 11' 8" (4.2m x 3.56m)  
Double glazed window to front aspect, double panelled radiator, dado rail, laminate floor, under stairs storage cupboard.

DINING ROOM

9' 1" x 7' 8" (2.78m x 2.36m)  
Double glazed window to rear aspect, double panelled radiator, laminate floor.

KITCHEN

9' 4" x 6' 6" (2.87m x 2.0m)  
Double glazed sash window to rear aspect, range of base and wall mounted units with work surfaces over, integrated gas hob and electric oven, space for fridge freezer, space and plumbing for washing machine, ceramic sink and drainer unit with mixer tap over, ceramic tiled floor.

LANDING

Access to roof void, airing cupboard.

BEDROOM ONE

10' 5" x 8' 6" (3.2m x 2.6m)  
Double glazed window to rear aspect, double panelled radiator, coving to ceiling, double fitted wardrobe.

BEDROOM TWO

9' 8" x 8' 7" (2.97m x 2.64m)  
Double glazed window to front aspect, double panelled radiator.

BEDROOM THREE

7' 11" x 6' 1" (2.43m x 1.87m)  
Double glazed window to rear aspect, double panelled radiator, coving to ceiling.

BATHROOM

Obscured double glazed window to front aspect, double panelled radiator, side panelled bath, low level wc, pedestal mounted wash hand basin, ceramic tiled floor, extractor fan.

REAR GARDEN

Shingle with flower and shrub borders, endosed panelled fencing, gated rear access.

PARKING

Parking for two cars in residents' car park.

