



1ST FLOOR

## Tenure

Freehold

## Council Tax Band

C

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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.



## The Paddocks | Cambridge | CB1 3HG

A fully refurbished semi-detached house in immaculate decorative order situated in a quiet cul-de-sac position close to a wide range of local amenities. Bright and spacious living accommodation has a modern contemporary finish and internal viewing is strongly recommended. EPC Rating Band D.

## Guide Price £435,000

- Three Bedrooms
- Ample Off Street Parking
- Garage
- Newly Re-Fitted Kitchen and Bathroom
- Double Glazing
- No Upward Chain





Property Description

HALL

Single panelled radiator, wooden flooring.

LOUNGE

13' 8" x 12' 10" (4.19m x 3.92m)

Two double glazed windows to front aspect, two double panelled radiators, wooden flooring, inset spotlights, coving to ceiling, spiral staircase to first floor. Open to Dining Area.

DINING AREA

11' 7" x 7' 4" (3.54m x 2.26m)

Double glazed window to rear aspect, door to rear, double panelled radiator, wooden flooring.

KITCHEN

10' 5" x 6' 0" (3.2m x 1.83m)

Double glazed window to rear aspect, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, gas cooker point, space and plumbing for washing machine, space for fridge freezer, extractor fan, splash back tiling.

LANDING

Access to roof void, coving to ceiling, inset spotlights.

BEDROOM ONE

13' 9" x 8' 0" (4.21m x 2.44m)

Double glazed window to front aspect, single panelled radiator, fitted bedroom fumiture including two wardrobes and drawers, laminate floor, inset spotlights.

BEDROOM TWO

9' 3" x 6' 6" (2.83m x 2.0m)

Double glazed window to rear aspect, single panelled radiator, coving to ceiling, inset spotlights.

BEDROOM THREE

7' 10" x 6' 6" (2.4m x 2.0m)

Double glazed window to rear aspect, single panelled radiator, coving to ceiling, inset spotlights.

BATHROOM

Obscured double glazed window to side aspect, heated towel rail, side panelled bath, low level wc, pedestal mounted wash hand basin, splash back tiling, inset spotlights, extractor fan.

OUTSIDE

To the front is a block paved driveway providing off-street parking with cycle rail and flower and shrub borders.

To the rear is a fully enclosed rear garden which is mainly laid to lawn with flower and shrub borders, patio area, garden shed and gated pedestrian access.

Behind the garden is a single garage with power and lighting connected, accessed by up and over door. A further parking space is in front of the garage.

Adjacent to the adjoining semi is another driveway leading to a further allocated parking space.

