

Church End, Cambridge
CB1 3LB

Pocock + Shaw

128 Church End
Cambridge
Cambridgeshire
CB1 3LB

A well proportioned three bedroom home with enclosed rear garden. Ideally located within easy reach both the city centre and Addenbrookes' hospital site, with a selection of local shops close to hand.

- Entrance hall
- Living room
- Dining room
- Three bedrooms
- First floor bathroom
- Enclosed garden
- Gas radiator heating system

Offers in region of £360,000









Located in Cherry Hinton, this three bedroom home is well placed with excellent access to both the city centre and Cherry Hinton, which offers a range of shops and amenities. Excellent access to the mainline railway station and Addenbrookes' hospital. Two reception rooms, first floor bathroom and an enclosed rear garden

Entrance hall Stairs rising to the first floor, cupboard beneath, radiator.

Living room 12'2" x 11'8" (3.71 m x 3.56 m) Window to the front, radiator.

Dining room 11'11" x 11'3" (3.63 m x 3.43 m) Window to the rear, radiator. Fire place closed off.

Kitchen 8'5" x 7'5" (2.57 m x 2.26 m) Fitted single drainer stainless steel sink unit with base cupboard, space for electric free standing cooker. Plumbing for washing machine. Matching wall mounted cupboards, door to the rear garden and window to the rear. Terracotta tiled floor.

First floor landing Access to loft space.

Bedroom one 11'8" x 11'9" (3.56 m x 3.58 m) Window to the front, radiator.

Bedroom two 11'11" x 11'3" (3.63 m x 3.43 m) Window to the front, radiator, built in wardrobe and boiler cupboard.

Bedroom three 7'10" x 7'0" (2.39 m x 2.13 m) Window to the front, radiator.

Bathroom 8'10" x 6'10" (2.69 m x 2.09 m) White suite with pedestal wash basin, close coupled wc, bath and corner shower cubicle, window to the rear and radiator, tongue and groove panelling to dado.

Garden Enclosed rear garden with mature rowan tree and lawn. Side gated pedestrian access.

Services All mains services are connected

Tenure The property is Freehold

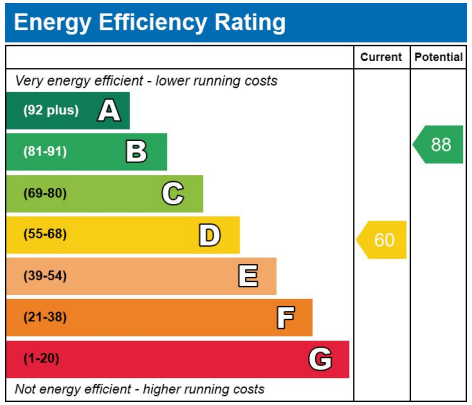
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



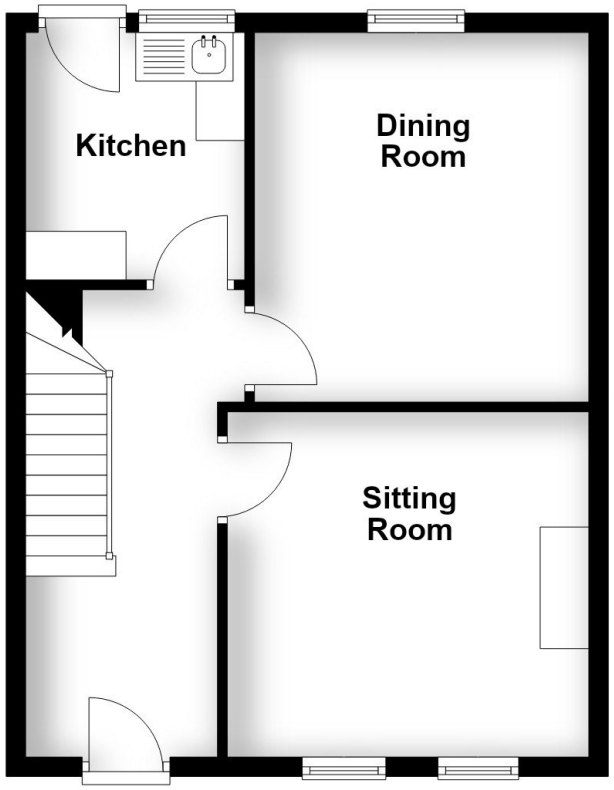






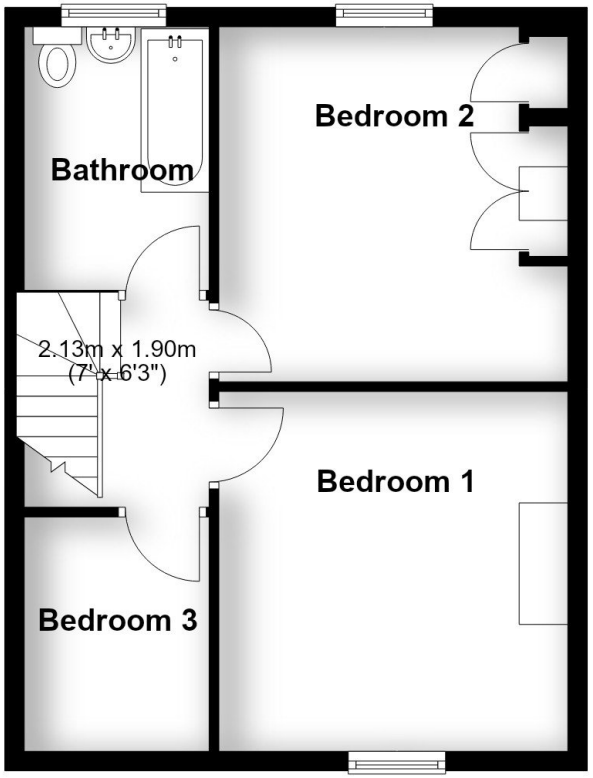
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)







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

Pocock+Shaw

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