



High Street, Chesterton, Cambridge
CB4 1NS

Pocock+Shaw

162 High Street
Chesterton
Cambridge
Cambridgeshire
CB4 1NS

A charming Victorian terraced home with an attractive rear garden and separate study, situated in a convenient location in the heart of Chesterton, offering access to a host of local amenities and within easy reach of Cambridge North Station, the city centre and charming riverside walks.

- One bedroom Victorian home
- Study/home office with underfloor heating
- Well presented throughout
- Within 1 mile of Cambridge North Station
- Stunning rear garden
- Close to fabulous riverside walks
- Downstairs WC and firstfloor bathroom
- Gas central heating and newly fitted double glazing

Guide Price £350,000



High Street Chesterton is just a short distance away from riverside walks 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 Cambridge North Station, the Science Park areas on this side of Cambridge and to the A14/M11.

Ground Floor Part glazed front door to

Living room 11'0" x 10'8" (3.37 m x 3.26 m) With timber mantelpiece with exposed brick aperture inset, cast iron wood burner and slate tiled hearth, built in cupboard to one side of the chimney breast with cushioned seat over, light oak stripped wood flooring, two radiators, opening onto

Kitchen area 10'4" x 8'6" (3.15 m x 2.58 m) With good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, AEG induction hob and electric cooker to remain, Hotpoint extractor hood over, plumbing for washing machine, stainless steel sink unit and drainer with mixer taps, space for fridge/freezer, stairs to first floor, attractive slate tiled flooring, door to

Study 11'0" x 4'11" (3.38 m x 1.52 m) With window to rear with views to garden, part glazed door to side, slate tiled flooring with under floor heating.

Cloakroom With WC, corner wash handbasin with tiled splashbacks, radiator, slate tiled flooring with under floor heating, extractor fan.

First Floor

Landing Open landing with radiator and loft access hatch with metal pull down ladder, part boarded loft with gas combination boiler and lighting.

Bathroom With obscured sash style window to rear, wall mainly tiled with travertine tiled flooring, corner bath with multi head shower unit (including large drench head), chrome heated towel rail, wc with concealed cistern, contemporary circular wash handbasin on floating plinth, wall mirror, recessed display shelving, recessed light with extractor fan.

Bedroom 10'3" x 10'9" (3.22 m x 2.87 m) With sash style window to front, feature pine fireplace with cast iron inset, built in wardrobe cupboards to both sides of the chimney breast with clothes hanging rail and shelving.

Outside The attractive rear garden is broadly split into three areas. The first being paved with a timber shed with power and lighting leading onto a lawned area with bamboo borders. This in turn leads onto a further larger area of garden with sunny timber decked seating area with lawn, timber beds with soft fruit and fig tree. Neighbouring properties share right of access to the side passage for bin/cycle access, etc. One street parking available.

Services All mains services, including gigabit broadband.

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		88
(69-80) C	70	
(55-68) D		
(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

