



Huntley Close, Cambridge
CB5 8QX

Pocock + Shaw

2 Huntley Close
Cambridge
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A spacious three bedroom terraced house situated in a popular residential area just to the east of Cambridge. The house is offered with no onward chain and enjoys a pleasant open aspect over Ditton Meadows from the front of the house

- Three bedroom family home
- Light and spacious accommodation
- Large living room
- Garden with large wooden shed
- Offered with no onward chain
- Central heating and double glazing
- Views of Ditton Meadows to the front

Offers Over £350,000



Located on the popular east side of the city, this spacious family home occupies a 'tucked away' location just off Howard Road. The area benefits from a wide range of amenities which are easily reached by foot or bicycle along with easy access to Cambridge city centre and Cambridge North train station

Entrance Hallway Double glazed door to the front, radiator, stairs to first floor with storage cupboard under

Kitchen 13'0" x 8'4" (3.96 m x 2.54 m) Range of fitted wall and base units with work tops and inset sink and gas hob, double oven, space for a range of built in appliances, double glazed window to the front, tiled splashbacks inset spotlights

Living Dining Room 19'0" x 15'0" (5.79 m x 4.57 m) Double glazed door and window to the garden, further pair of French doors, two radiators

Shower Room Fully tiled, WC, wash basin, shower cubicle, radiator, spotlights, double glazed window to front

Landing Loft access

Bedroom 1 14'7" x 9'8" (4.44 m x 2.95 m) Double glazed window to the rear, radiator

Bedroom 2 11'5" x 9'1" (3.48 m x 2.77 m) Built in double cupboard, double glazed window to the rear, radiator

Bedroom 3 8'2" x 7'5" (2.49 m x 2.26 m) Double glazed window to the front, recessed shelving, radiator

Bathroom 9'2" x 5'3" (2.80 m x 1.60 m) White suite comprising an panelled bath with mixer tap and shower attachment, WC, wash basin, fully tiled walls, radiator, cupboard containing Vaillant central heating boiler, Double glazed window to the front

Outside The rear low maintenance garden extends to 24ft and is southerly in aspect with a gated rear pedestrian access. There is currently a large timber potting shed which can be removed if required. The front of the property is reached by a traffic free footpath and offers bin storage and views over Ditton Meadows

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		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

837 ft²
78 m²

Balconies and terraces

192 ft²
17.8 m²



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