



Hereward Close, Impington, Cambridge  
CB24 9YF

Pocock + Shaw

111 Hereward Close  
Impington  
Cambridge  
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An immaculately presented and spacious three bedroom home, in a walkway traffic free location close to the village centre. With the addition of a conservatory and private enclosed rear garden.

- Hall
- Cloaks wc
- Utility room
- Lounge dining room
- Kitchen
- Conservatory
- Three bedrooms
- Refitted family bathroom
- Enclosed rear garden
- Sought after village location

Guide Price £425,000



Located in the highly sought after village of Impington just north of Cambridge city, this immaculately presented and spacious three bedroom home, is set in a walkway traffic free location close to the village centre. With a conservatory and private enclosed rear garden.

The village offers a number of shops and highly regarded schools all of which are a short walk away.

**Full width canopy porch** Glazed entrance door to:

**Entrance hall** Radiator, tiled floor, coved cornice and single cloaks cupboard.

**Cloaks wc** Fitted suite with wall mounted wash basin and close coupled wc. Ceramic tiling to the walls and floor.

**Utility room** Space and plumbing for washing machine and tumble dryer. Wall mounted gas fired heating boiler, ceramic tiled floor.

**Lounge/Dining room** 21'5" x 11'00" (6.54 m x 3.36 m) Windows to the front and rear, two radiators, attractive oak block effect flooring. coved cornice.

**Kitchen** 11'6" x 7'3" (3.52 m x 2.23 m) Well fitted range of units with counter set one and a quarter bowl single drainer stainless steel sink unit and mixer tap. Range of base units and fitted Stoves four burner gas hob. Double oven beneath, Stainless steel canopy extractor. Matching wall mounted cupboards. Ceramic tiled floor, window to the rear and door to:

**Conservatory** 12'1" x 6'0" (3.71 m x 1.83 m) Sealed unit double glazed windows to the rear and side, double French doors to the garden.

**Landing** Access to loft space, single linen cupboard.

**Bedroom one** 11'0" x 10'10" (3.36 m x 3.30 m) Window to the rear, radiator and attractive beech effect laminate flooring. Range of fitted wardrobes, with matching wall cupboards.

**Bedroom two** 11'1" x 10'5" (3.39 m x 3.18 m) Window to the front, radiator. Large cupboard and range of fitted wardrobes, with matching wall cupboards.

**Bedroom three** 9'10" x 7'5" (3.02 m x 2.26 m) Window to the rear, radiator and double fitted wardrobes, with matching wall cupboards.

**Bathroom** Fitted suite with counter set wash basin and enclosed cistern wc. Bath with Mira shower above, ceramic tiling to the walls and floor. Heated towel rail/radiator and window to the front.

**Outside** To the front there is an open plan area with block paving, shared pedestrian access to the rear. Enclosed rear garden, with patio area, Fencing to all boundaries. Gravelled side borders. Large shed with power connected.

**Services** All mains services are connected

**Tenure** Freehold, council tax band C

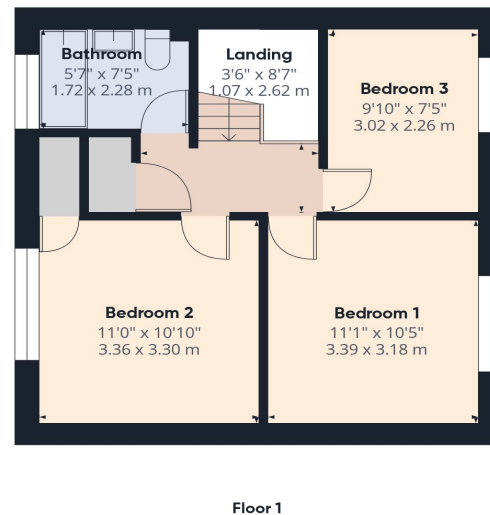
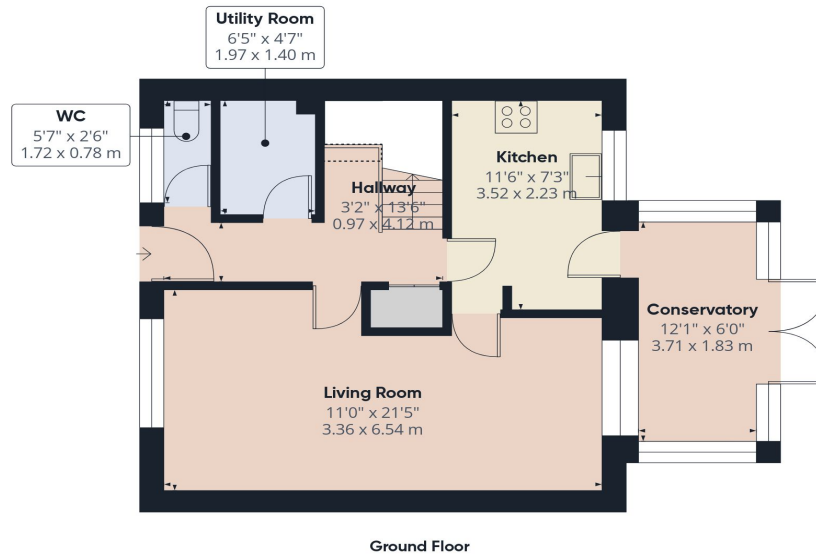
**EPC** to follow

**Viewing** By prior appointment with Pocock and Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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**Approximate total area<sup>(1)</sup>**

925 ft<sup>2</sup>  
85.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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