



High Street, Cherry Hinton, Cambridge CB1 9HZ



pocock & shaw

Residential sales, lettings & management

82 High Street  
Cherry Hinton  
Cambridge  
Cambridgeshire  
CB1 9HZ

A superbly renovated and much improved turn of the century semi detached home, set in the heart of Cherry Hinton, close to numerous shops and amenities, with off-road parking to the rear.

- Sitting room
- Lovely kitchen family room
- Ground floor bathroom
- Two first floor bedrooms
- 2nd floor main bedroom with en-suite
- Courtyard style garden
- Off road parking
- No upward chain

Offers Around £410,000



Built around the turn of the century, this charming cottage has been refurbished and extended in recent years to an extremely high standard. With a lovely kitchen family room, sitting room, three bedrooms with an en-suite to the second floor bedroom and a ground floor bathroom. There is a courtyard style rear garden and off road parking to the rear.

## GROUND FLOOR

**Sitting room** 12'2" x 11'7" (3.71 m x 3.54 m) A well appointed room with beech wood block flooring, sealed unit double glazed sash style window to the front, radiator. Feature brick chimney breast with wood burning stove, and stone hearth. Picture rail.

**Kitchen / Family room** 18'10" x 12'5" (5.73 m x 3.79 m) An impressive room, with fitted shaker style units set under a wood block work surface, inset Belfast sink unit and mixer tap. AEG ceramic hob and stainless steel oven beneath, inset canopy extractor set into exposed brick chimney. Exposed brick detail to one wall, two sealed unit double glazed windows to the side. Stairs rising to the first floor with further shaker style units set beneath. Marble tiled floor, radiator. Door to rear garden and door to:

**Ground floor shower room** A luxury white suite with wash basin, close coupled WC and large double corner shower with ceramic tiling to the walls and fitted power shower. Window to the rear, radiator.

## FIRST FLOOR

**Landing** Stripped wooden floor, window to the rear, pine stairs rising to the first floor.

**Bedroom two** 12'4" x 11'5" (3.75 m x 3.48 m) Sealed unit double glazed sash window to the front, sealed and stripped wood floor, radiator, exposed brick chimney breast with period cast iron fireplace..

**Bedroom three** 11'5" x 7'9" (3.48 m x 2.37 m) Window to the rear, stripped and sealed wood flooring, exposed brick chimney breast.

## SECOND FLOOR

**Landing** Door to:

**Bedroom one** 12'1" x 12'0" (3.68 m x 3.65 m) Two Velux roof lights to the front, arch window with supporting internal/external natural stone arch to the side aspect, radiator, eaves storage, exposed brick chimney breast, door to:

**En-suite bathroom** White suite with corner bath, vanity wash basin with double cupboard beneath, Velux roof light to rear. Chromium heated towel rail radiator. Eaves storage cupboard.

**OUTSIDE** To the rear there is a small enclosed courtyard area and gravelled off-road parking area.

**Services** All mains services are connected

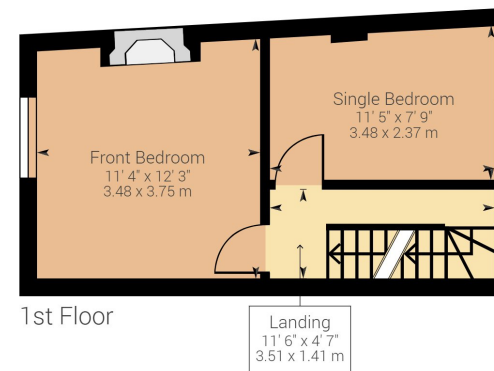
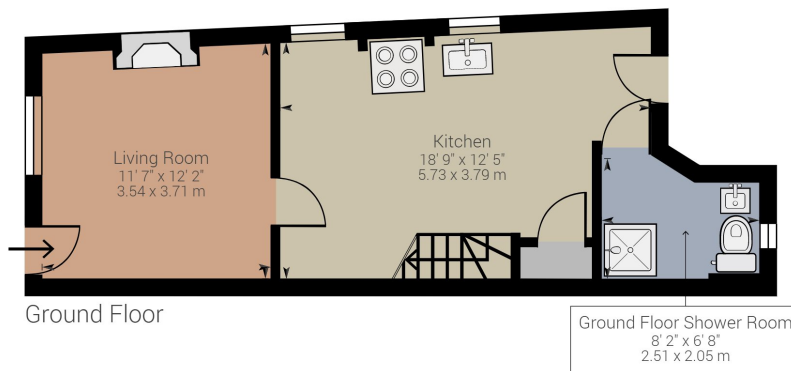
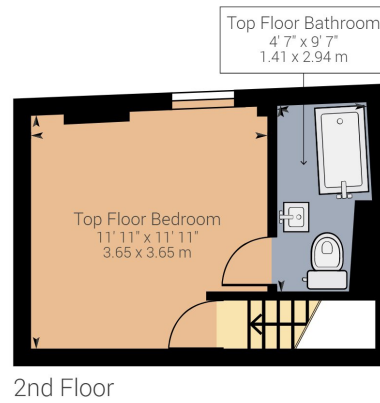
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock & Shaw  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			



Approximate net internal area: 864.67 ft<sup>2</sup> / 80.33 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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