



Springfield Road, Cambridge
CB4 1AD

Pocock + Shaw

16 Springfield Road
Cambridge
Cambridgeshire
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A 3 bedroom bay-fronted Victorian period house enjoying a near central location within walking distance of the River, Jesus Green and Midsummer Common.

- Victorian property
- Near central city location
- Bay fronted Sitting/dining room
- Cloakroom
- 3 bedrooms
- First floor bathroom
- Gas central heating
- Scope to extend
- Rear garden
- No upward chain

Guide Price £640,000



A bay-fronted Victorian period house enjoying a near central location within walking distance of the River, Jesus Green and Midsummer Common.

The property offers well- proportioned accommodation and offers further scope (subject to any necessary consents) to extend and convert the loft.

In detail, the property comprises:

Ground Floor Part glazed front door with fanlight over to

Sitting/dining room 25'1" x 13'7" (7.65 m x 4.15 m) with upvc double glazed bay window to front, timber mantle piece with inset gas fire, stone surround and hearth, two radiators, understairs cupboard, laminate wood floor, stairs to first floor, door to kitchen and door to

Cloakroom wash handbasin with tiled splashbacks, glass shelf and mirror fronted cabinet over, extractor fan.

Kitchen 14'7" x 8'11" (4.46 m x 2.73 m) with window to side, double glazed upvc patio doors to rear garden, range of fitted wall and base units with tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, Bosch dishwasher and Hotpoint washer/dryer to remain, built in Hotpoint electric hob with stainless steel chimney extractor hood over and electric oven below, radiator, wall mounted Vaillant Ecofit gas combi boiler, recessed ceiling spotlights.

First Floor

Landing Loft access hatch, doors to

Bedroom 1 10'1" x 13'7" (3.08 m x 4.14 m) with two windows to front, two radiators, TV point.

Bedroom 2 11'9" x 8'2" (3.60 m x 2.50 m) with window to rear, radiator, TV point.

Bedroom 3 8'4" x 8'9" (2.55 m x 2.69 m) with window to rear with views to garden, radiator, TV point, loft access hatch.

Bathroom with window to side, panelled bath with fully tiled surround, glass shower screen and Triton T80 electric shower over, wash handbasin, wc, heated towel rail, mirror fronted wall cabinet, shaver point, extractor fan.

Outside Small front garden area set behind a brick retaining wall with tiled path to front door. Rear garden (30ft approx) with paved patio area adjacent to the rear of the property leading onto a lawned area with side path to timber shed and rear access gate.

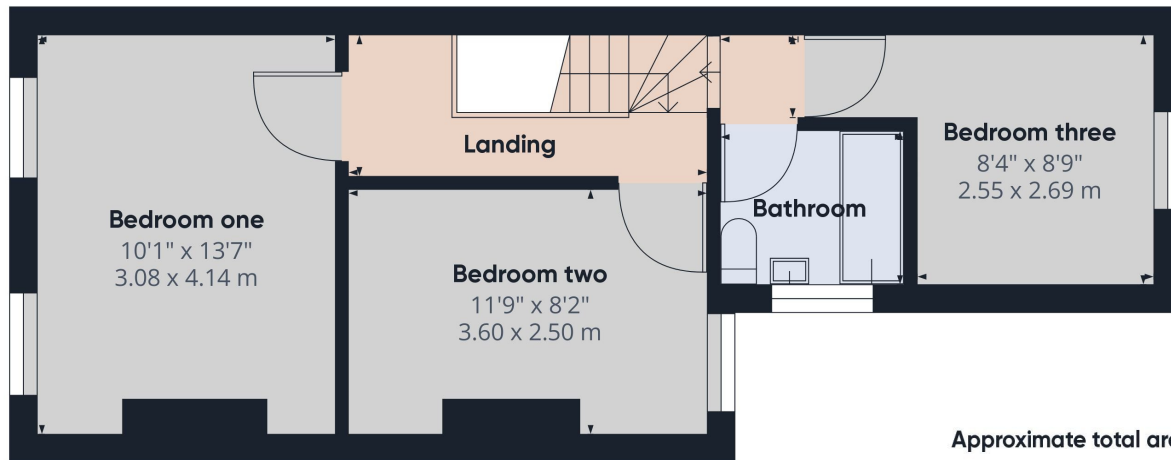
Services All mains services.

Tenure The property is Freehold

Council tax Band E

Viewing By arrangement with Pocock & Shaw





Approximate total area

839.81 ft²

78.02 m²

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

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