



Lucerne Close, Cambridge, Cambridgeshire,  
CB1 9SA  
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Residential sales, lettings & management

## 132 Lucerne Close, Cambridge, Cambridgeshire, CB1 9SA

A well-presented three-bedroom link detached house situated in a popular residential area. EPC TBC. Available Immediately.

- ENTRANCE LOBBY
- SITTING ROOM
- DINING ROOM
- SNUG/OFFICE
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- MINIMUM 12 MONTH LET

**Rent £1,575 PCM**

**Deposit £1817**



**ENTRANCE LOBBY** with entrance door and two windows to front aspect. Radiator.

**SITTING ROOM** 15'8" x 13'7" (4.77 m x 4.15 m) with box bay window double glazed to front aspect and window to side aspect. Radiator, staircase rising to first floor with useful cupboard under. Laminate flooring continuing through to:-

**DINING ROOM** 9'10" x 8'8" (3.00 m x 2.65 m) with double glazed sliding patio doors to rear aspect. Radiator, wood flooring and opening to:-

**SNUG/OFFICE** 15'11" x 7'9" (4.85 m x 2.35 m) with double glazed window to front aspect and double-glazed patio doors opening to rear. Radiator and wood flooring.

**KITCHEN** 9'9" x 6'7" (2.98 m x 2.00 m) with double glazed window to rear aspect. Fitted with a range of wall and base units with work surfaces over, inset 1 & ½ bowl stainless steel sink unit with mixer tap, four ring gas hob with extractor fan over, single oven, appliance space for fridge freezer (subject to measurements), plumbing for washing machine and dishwasher. Radiator, vinyl flooring.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 12'4" x 5'3" (3.75 m x 1.60 m) with double glazed window to front aspect, built-in double wardrobe, radiator.

**BEDROOM TWO** 7'9" x 7'7" (2.35 m x 2.32 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 7'10" x 7'7" (2.40 m x 2.30 m) with double glazed window to rear aspect. Radiator.

**BATHROOM** fitted with a three-piece suite comprising low level WC, wash hand basin and bath with separate electric shower over. Double glazed window to rear aspect, tiled surrounds and vinyl flooring.

**EXTERIOR** Off road parking to the front and an enclosed rear garden which is mainly laid to lawn with a patio area.

**Council Tax** Band D

**EPC** TBC

**Viewing** By Arrangement with Pocock & Shaw  
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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