



St. Bedes Gardens, Cambridge  
CB1 3UF



pocock & shaw  
Residential sales, lettings & management

25 St. Bedes Gardens  
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A very well presented two bedroom semi-detached house with allocated parking and its own garden, enjoying an excellent position adjacent to allotments, in this popular residential cul-de-sac to the south east of the city.

- Well presented two bedroom semi detached house
- Excellent cul-de-sac location
- Adjacent to allotments
- Kitchen/dining room
- Sitting Room
- Double and single bedroom
- Bathroom
- Gas central heating and Double glazing
- Delightful sunny landscaped rear garden and parking
- Driveway parking

Guide Price £425,000



St Bedes Gardens is situated on the southern side of the city, conveniently situated for access to Addenbrookes Hospital, Cherry Hinton, the main railway station, Cherry Hinton Hall and access to the city centre.

This very well presented 2 bedroom house enjoys a super position at the end of the cul de sac, being adjacent to the allotments and benefiting from a southerly facing rear garden and off street parking.

In detail, the accommodation comprises;

**Ground Floor** Part glazed upvc door to

**Entrance Porch** with built in cupboard with gas and electric meters, ceramic tiled flooring, glazed door to

**Sitting room** 15'7" x 13'0" (4.75 m x 3.96 m) with window to front and side with views to the adjacent allotment, stairs to first floor, two radiators, door to

**Kitchen/dining room** 13'0" x 10'10" (3.95 m x 3.31 m) with French doors and window to rear, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, four ring halogen hob with extractor hood over and electric oven below, one and a quarter bowl stainless steel sink unit and drainer, space and plumbing for washing machine, space for fridge/freezer, wall mounted Worcester gas boiler, ceiling mounted spotlight units.

## First Floor

**Landing** with airing cupboard with slatted wood shelving.

**Bedroom 1** 14'0" x 9'10" (4.26 m x 2.99 m) with box bay window to front, radiator, built in cupboard with cloaks hanging rail and shelving, walk in dressing area (2.15m x 0.88m) with lighting, clothes hanging rails and shelving, laminate wood flooring.

**Bedroom 2** 12'6" x 6'6" (3.81 m x 1.98 m) with window to rear with views to garden and allotments, radiator.

**Bathroom** with window to rear, panelled bath with fully tiled surround, glass shower screen and Mira shower unit over, WC, wash handbasin with tiled recessed display shelf and shaver point over, radiator, loft access hatch, ceramic tiled flooring.

**Outside** Driveway parking for two vehicles. Low maintenance gravelled border. Indian sandstone path and flower borders to secure side access gate. Delightful southerly facing rear garden (9m x 5m approx) with an Indian limestone paved patio area adjacent to the rear of the property leading to well stocked flower and shrub borders with lavender, peonies, etc and lawn. Indian limestone path adjacent to the lawn leads onto a further paved area with secure rear access gate and a timber shed. Outside tap and lighting.

**Services** All mains services.

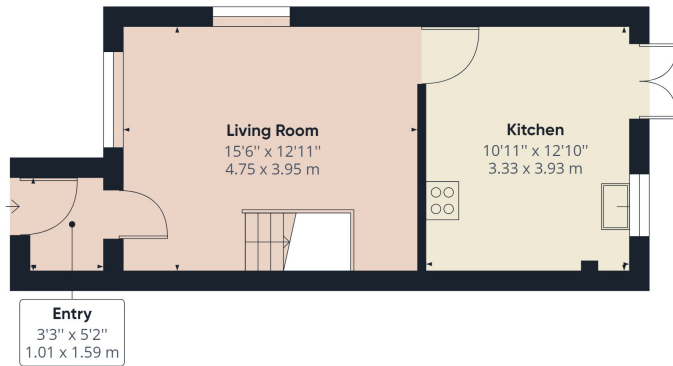
**Tenure** The property is Freehold

**Council tax** Band C

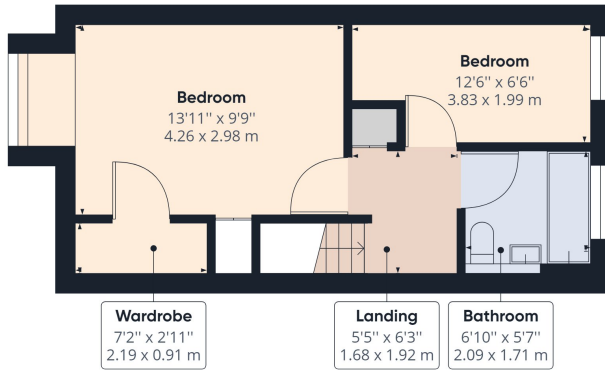
**Viewing** By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Ground Floor



Floor 1

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

701.28 ft<sup>2</sup>  
65.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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