



The Lynx, Cambridge
CB1 9GE



pocock & shaw
Residential sales, lettings & management

17 The Lynx
Cambridge
CB1 9GE

An extended two bedroom terraced house enjoying a cul de sac position within a sought after area of Cherry Hinton.

- Extended to ground floor
- Cul de sac position
- Sitting room
- Dining area opening onto kitchen
- Gas central heating
- Double glazing
- Sunny rear garden
- No upward Chain
- Recently painted throughout with new carpets
- Allocated parking space for one vehicle

Guide Price £350,000



An extended two bedroom terraced house enjoying a cul de sac position within a sought after area of Cherry Hinton.

The Lynx is a small residential cul de sac off Yarrow Road, close to the Tesco supermarket and within easy access of the A14/M11 and Addenbrookes Hospital which is served well by a regular bus service.

This two bedroom mid-terrace house has been extended to the rear at ground floor level and in detail, the accommodation comprises;

GROUND FLOOR Part glazed door to

ENTRANCE LOBBY with coat hooks, radiator, coving, door to

SITTING ROOM 14'5" x 12'10" (4.40 m x 3.90 m) with window to front, coving, radiator, open tread staircase to first floor, wall mounted gas fire, wall uplighters, door to

DINING AREA 13'1" x 10'2" (4.00 m x 3.10 m) with coving, radiator, ceiling mounted spotlight unit, laminate wood flooring, archway to

KITCHEN 10'10" x 6'3" (3.30 m x 1.90 m) with part glazed door and window to rear, range of fitted wall and base units with tiled splashbacks, oak block work surface, recessed ceiling spotlight, stainless steel sink unit and drainer, electric cooker with extractor hood over, under counter fridge, oak block breakfast bar/worktop with further units over, vaulted ceiling with velux window, wall mounted Vaillant gas central heating boiler, laminate wood flooring, door to

LARDER/UTILITY AREA 7'7" x 2'7" (2.30 m x 0.80 m) with power and lighting, washing machine, and fridge/freezer.

FIRST FLOOR

LANDING with loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving.

BEDROOM 1 9'10" x 12'2" (3.00 m x 3.70 m) with box bay window to front, coving, open wardrobe cupboard area recess, radiator, deep built in shelved cupboard.

BEDROOM 2 12'6" x 6'7" (3.80 m x 2.00 m) with window to rear, radiator.

BATHROOM with window to rear, panelled bath with fully tiled surround, chrome Triton shower unit over, wash handbasin with recessed tiled shelf above, WC, chrome heated towel rail, shaver point, extractor fan.

OUTSIDE Open plan lawn area to the front with stepping stone path to front door. Sunny enclosed south west facing rear garden (25ft approx.) with paved patio area adjacent to the rear of the house leading to a lawn, outside tap, lighting above rear external door. Timber fence surround with rear access gate. Timber shed. Allocated parking space for one vehicle.

SERVICES All mains services.

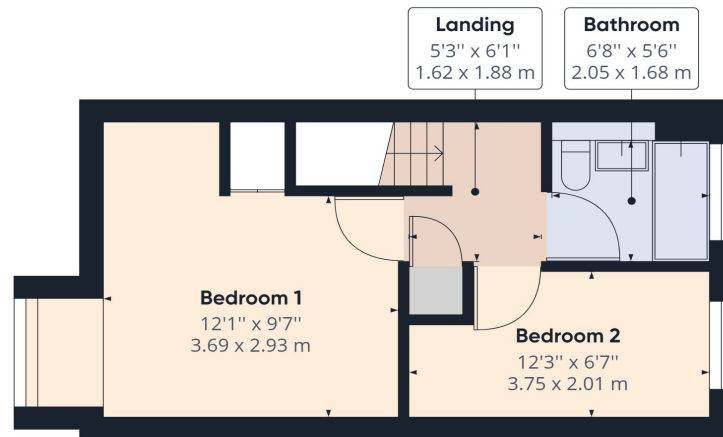
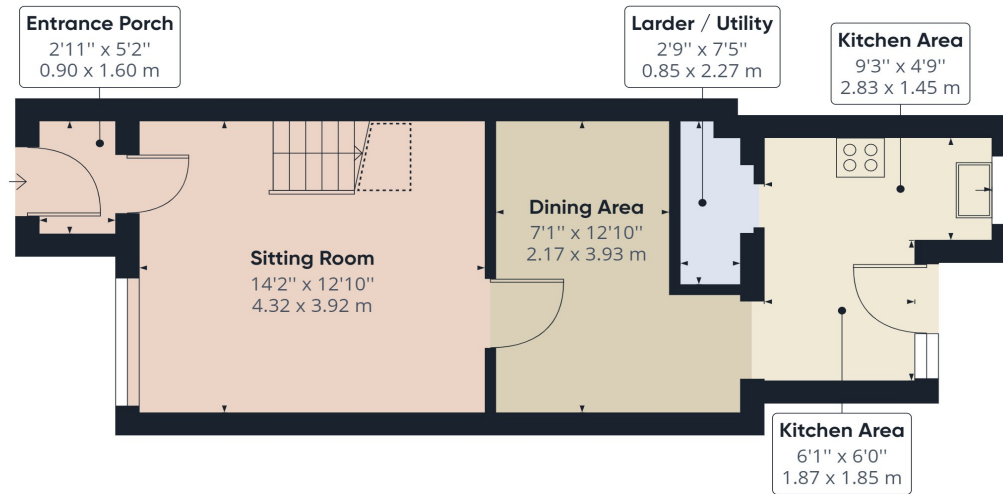
TENURE The property is Freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area

723.25 ft²
67.19 m²

Reduced headroom

16.02 ft²
1.49 m²



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

pocock & shaw
Residential sales, lettings & management

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk