



Keynes Road, Cambridge
CB5 8PR



pocock & shaw

Residential sales, lettings & management

68 Keynes Road
Cambridge
Cambridge
CB5 8PR

A well presented three bedroom house
conveniently situated off Newmarket Road.

- Mid terrace 3 bedroom house
- Larger than average first floor extending over
passageway below
- Good decorative order throughout
- Modern bathroom
- Fitted kitchen
- Fully boarded loft area with power and lighting
- Gas central heating and double glazing
- Sitting room opening to dining room
- Driveway parking
- Generous rear garden

Guide Price £442,500



Keynes Road is close to Newmarket Road, on the eastern side of the city and is conveniently located for access to Ditton Meadows & the River Cam, the City centre, Grafton Centre and Newmarket Road retail park with a wide range of shops and facilities. The property is also well placed for access to Addenbrookes Hospital (3 miles), Cambridge train Station (2.5 miles) and the A14. The property is also less than a 10 minute direct cycle ride to Cambridge North train station along the new Chisholm Trail.

This mid-terraced property enjoys a larger than average first floor as it extends above the passageway below. It also offers other attractive features including a large rear garden with an open outlook to the rear, a useful utility room/store, a fully boarded loft area and driveway parking for 2 vehicles.

Ground Floor

Storm porch with part glazed UPVC front door to:

Entrance Hallway with stairs to first floor, coat hooks, radiator, laminate wood flooring, door to kitchen (see later) and door to:

Living room 13'4" x 12'1" (4.07 m x 3.68 m) with bay window to front, two radiators, wall uplighters, opening onto

Dining room 10'0" x 8'8" (3.04 m x 2.64 m) with window to rear with views to garden, radiator, door to

Kitchen 10'0" x 9'9" (3.05 m x 2.97 m) with part glazed door and windows to garden, good range of fitted wall and base units with roll top work surface and tiled splashback, built in Neff stainless steel gas hob with stainless steel chimney extractor hood over and double electric oven below, integrated fridge/freezer, integrated dishwasher, one and a quarter bowl stainless steel sink unit and drainer, recessed ceiling spotlights.

First floor

Landing with loft access hatch, cupboard housing the gas central heating boiler, fixed open tread timber staircase to loft space (see later), radiator, doors to:

Bedroom 1 13'9" x 10'1" (4.20 m x 3.08 m) with window to rear with views to garden, picture rail, radiator, built in wardrobe cupboard with hanging rail and shelving.

Bedroom 2 12'4" x 12'2" (3.75 m x 3.70 m) with two windows to front, radiator, built in wardrobe cupboard with hanging rail and shelving.

Bedroom 3 9'0" x 8'6" (2.74 m x 2.58 m) with window to front, radiator, deep built in cupboard with hanging rail and shelving.

Bathroom with window to rear, panelled bath with fully tiled surround, chrome mixer tap and shower attachment, glass shower screen over, wash handbasin with drawer unit, WC, chrome heated towel rail, extractor fan, recessed ceiling spotlight.

Loft space useful loft area boarded with power points and lighting.

Outside Gravelled area to the front providing off road parking for two vehicles. Covered passageway (shared with neighbour) leading to the rear of the property and a gate to the rear garden.

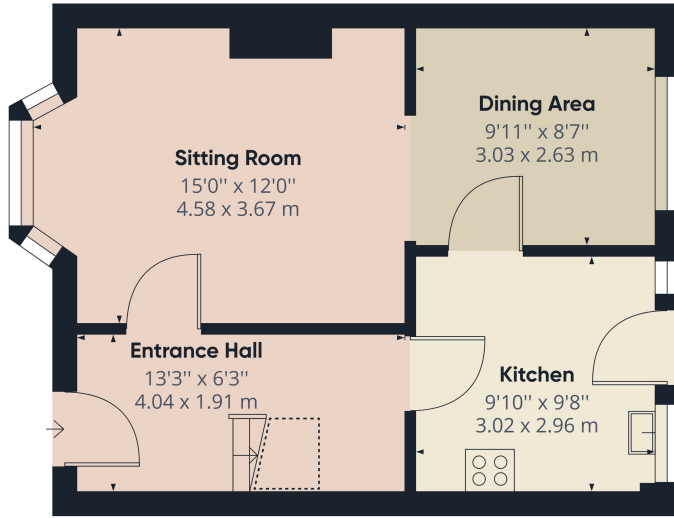
Rear garden Generous rear garden with patio area adjacent to the rear of the house leading onto a good sized lawn, pathway running the length of the garden with raised timber vegetable beds, timber detailing to the far end of the garden with timber summerhouse. The whole extending to approx. 75ft and backing onto a small Church and its grounds.

Brick built utility room 12'2" x 8'6" (3.70 m x 2.60 m) with part glazed door and window, external light, part pine tongue and groove panelled walls, fully tiled shower recess with Mira electric shower, wc with high level cistern, work top with shelving over, extractor fan, space and plumbing for washing machine and clothes dryer, lighting, mainly ceramic tiled flooring.

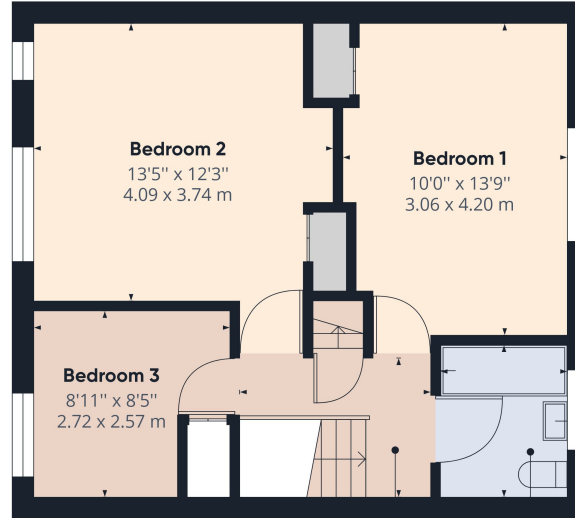
Services All mains services.

Tenure The property is Freehold





Ground Floor Building 1



Floor 1 Building 1

Landing 8'4" x 6'4" 2.55 x 1.95 m	Bathroom 5'9" x 6'11" 1.76 x 2.11 m
--	--

Approximate total area

979.20 ft²
90.97 m²



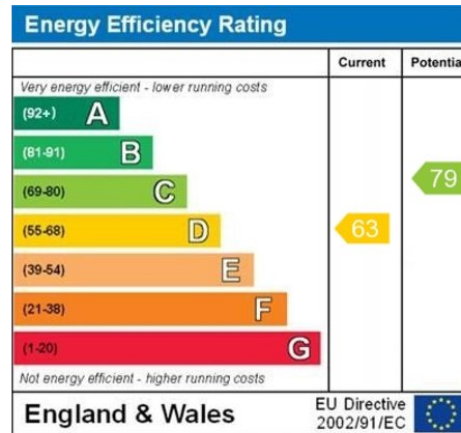
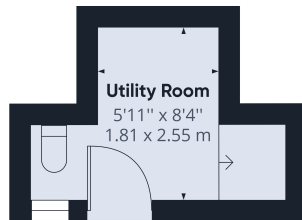
Reduced headroom

6.74 ft²
0.63 m²

Loft Space



Floor 2 Building 1



WWW.EPC4U.COM



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