



Young Street, Cambridge, CB1 2LZ



pocock & shaw

Residential sales, lettings & management

46 Young Street
Cambridge
CB1 2LZ

A two/three bedroom Victorian residence enjoying a particularly good position within this popular and near central city location.

- Mid terraced period property
- Sought after near central location
- 22'5 Sitting/Dining Room
- Fitted kitchen and side utility
- Ground floor bathroom
- 2 bedrooms
- Interconnecting bedroom 3
- Gas heating and double glazing
- Sunny rear garden
- Viewing highly recommended.

Offers over £450,000



A flat-fronted 2-3 bedroom Victorian house enjoying a near-central location and backing onto an open grassed area.

Young Street is located off East Road and is within walking distance of the City centre, Grafton Centre, Midsummer Common & Stourbridge Common. There are a wide range of shopping facilities nearby and the property also lies within the catchment area for St Matthews Primary School.

The accommodation in detail comprises;

GROUND FLOOR

Part glazed door with fanlight over to

SITTING/DINING ROOM 22' 5" x 12' 4" (6.83m x 3.76m) with double glazed window to front and rear, wall mounted gas fire to one chimney breast (with back boiler), further chimney breast with tiled recess and inset coving, door to deep understairs cupboard with lighting, hanging rail and shelving, trap door to basement with limited head height - used for storage, two radiators, laminate wood flooring, door with stairs leading to the first floor, and part glazed folding door to

KITCHEN 8' 3" x 6' 7" (2.51m x 2.01m) with part glazed door and window to side utility area, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, gas cooker with extractor hood over, stainless steel sink unit and drainer, part tiled walls.

LEAN- TO/UTILITY AREA 12' 6" x 5' 1" (3.81m x 1.55m) with windows to the whole of one side, space for fridge/freezer, plumbing for washing machine and space for clothes dryer, pine louvre fronted doors to shelved storage with shelf over, water tap, mono pitch polycarbonate roof, door to bathroom and part glazed door to

REAR PORCH with polycarbonate roof, shelf and open trellising with access to rear garden.

BATHROOM recently updated bathroom with window to rear, panelled bath with mainly tiled surround and mira electric shower with chrome shower head over, wash-

handbasin with 'Vortex' 3 hot water tap, wc, radiator, Philips hot air system 2000 wall mounted heater, ceramic tiled flooring.

FIRST FLOOR

SMALL LANDING AREA with loft access hatch, doors to

BEDROOM 1 12' 5" x 11' 1" (3.78m x 3.38m) with window to front, radiator.

BEDROOM 2 10' 9" x 9' 7" (3.28m x 2.92m) with window to rear, built in airing cupboard with lagged hot water tank and slatted wood shelving, door to

BEDROOM 3 8' 0" x 6' 7" (2.44m x 2.01m) with window to rear, wall mounted Baxi Brazilia gas heater.

OUTSIDE Delightful southerly facing paved rear garden with well tended flower and shrub borders. Timber shed with double glazed window to side and power and lighting. Rear access gate to grassed area behind. The whole enjoying a high degree of privacy.

SERVICES All mains services

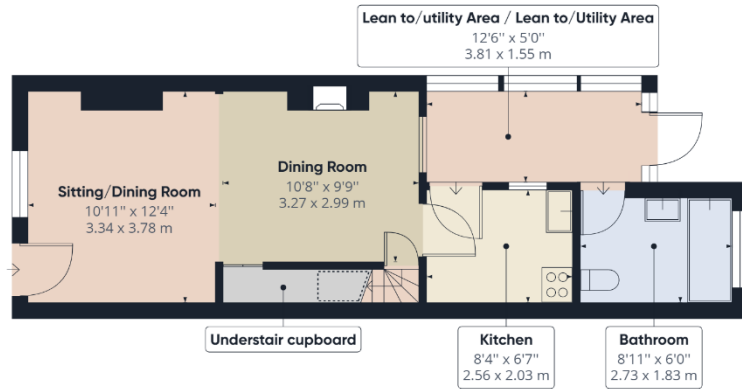
TENURE The property is Freehold

COUNCIL TAX Band C

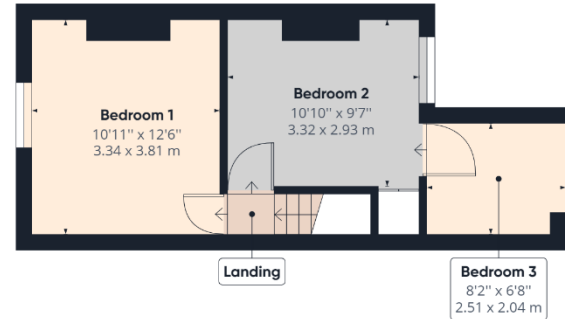
VIEWING By arrangement with Pocock & Shaw



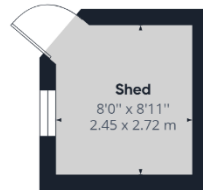
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	56
(55-68)	D	
(39-54)	E	
(21-38)	F	Not energy efficient - higher running costs
(1-20)	G	
England & Wales		EU Directive 2002/91/EC



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

809.68 ft²

75.22 m²

Reduced headroom

13.07 ft²

1.21 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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