



Stansgate Avenue, Cambridge  
CB2 0QZ



pocock & shaw  
Residential sales, lettings & management



21 Stansgate Avenue  
Cambridge  
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CB2 0QZ

A spacious semi-detached four bedroom family house well situated in a no-through road just a few minutes walk from Addenbrookes Hospital to the South of the City

- Sought after and convenient south city cul de sac location
- New roof with insulation
- 4 bedrooms
- Kitchen/Breakfast room
- Spacious sitting/dining room
- Bathroom and ground floor cloakroom
- Gas central heating and double glazing
- Sky TV connection ready
- Driveway parking and garage
- Secluded rear garden
- **No upward chain**

Asking Price £527,500





Stansgate Avenue is a small and quiet residential cul de sac located off Hills Road and close to Addenbrooke's Hospital/Cambridge Biomedical Campus (planned to be the largest centre of health, science and medical research in Europe) and bus stops. The property is also well placed for access to a mainline railway station with services to London's King's Cross and Liverpool Street and the M11. Nightingale recreation ground is within easy reach with tennis courts etc.

A number of leisure and sporting facilities are within walking or cycling distance including an M&S food shop and other stores within Addenbrookes, Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym etc, and Cambridge Leisure, a supermarket, cinema, 10-pin bowling and restaurant complex, to the north of Cherry Hinton Road. An excellent choice of state and independent schools are within close proximity including Queen Edith's Primary School, Netherhall Secondary School/Sixth Form College and the Perse school, together with sixth form colleges in Hills Road and Long Road.

This well-proportioned property benefits from a brand new roof, an upgraded bathroom, a driveway and garage providing off road parking and the property also benefits from a secluded rear garden. The property has the additional advantage of being offered without an upward chain and viewing comes highly recommended.

In detail the accommodation comprises;

**Ground Floor** part glazed door to

**Hallway** with understair cupboard and stairs to first floor, useful storage cupboard with clothes hanging rail, inset brush mat, radiator, door to

**Cloakroom** with window to side, WC, wash handbasin with tiled splashbacks and mirror over, wall mounted gas central heating boiler, radiator.

**Kitchen/breakfast room** 14'5" x 8'1" (4.39 m x 2.46 m) with window to front, excellent range of fitted wall and base units with work surfaces and tiled splashbacks, built in four ring Neff gas hob with extractor hood over and double oven, sink unit and drainer, serving hatch to sitting/dining room, space for fridge/freezer, space and plumbing for washing machine.

**Sitting/dining room** 20'3" x 12'11" (6.17 m x 3.94 m) generously proportioned room with window and patio doors to rear garden, low level timber unit to one wall with inset electric bar heater, two radiators.

**Agents note;** under the carpet in this room (and hallway) there is the original parquet flooring which could be exposed).

### First Floor

**Landing** airing cupboard with slatted wood shelving and lagged hot water tank, doors to all bedrooms and bathroom, loft access hatch.

**Bedroom 1** 11'1" x 10'9" (3.37 m x 3.28 m) with window to rear, double doors to two sets of built in wardrobe cupboards with hanging rails and shelving, radiator.

**Bedroom 2** 13'7" x 8'10" (4.14 m x 2.69 m) with window to rear, double doors to built in wardrobe cupboard with hanging rail and shelving. radiator.

**Bedroom 3** 11'2" x 6'7" (3.40 m x 2.01 m) with window to front, built in wardrobe cupboard with hanging rail and shelving, radiator.

**Bedroom 4** 8'2" x 8'0" (2.49 m x 2.44 m) with window to front, radiator.

**Bathroom** recently updated bathroom with window to front, panelled bath with fold/sliding glass shower screen and Aqualisa shower unit over, WC, wash handbasin with shelf, strip light, mirror and shaver point over, chrome heated towel rail, extractor fan.





**Outside** Low maintenance front garden area with outside tap and flower and shrub borders. Side pathway to rear garden via a secured timber gate. Driveway leading onto a 17'1 x 7'11 integral garage with shelving, power, lighting and gas meter. Delightful rear garden 35' x 23' approx with paved patio area adjacent to the rear of the house leading onto a lawn and well stocked flower and shrub borders. Whole enjoying a good degree of privacy.

**Services** All mains services.

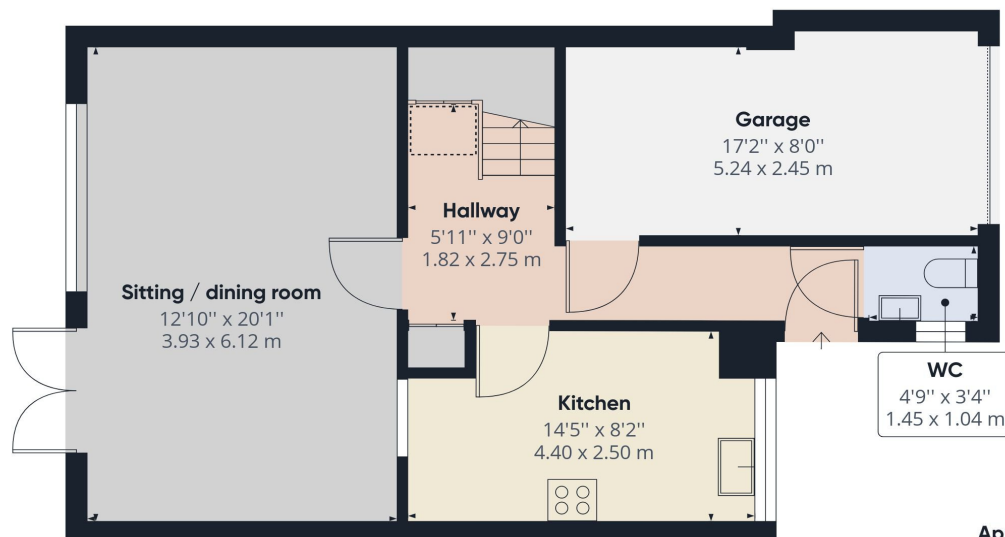
**Tenure** The property is Freehold

**Council tax** Band D

**Viewing** By arrangement with Pocock & Shaw







Approximate total area

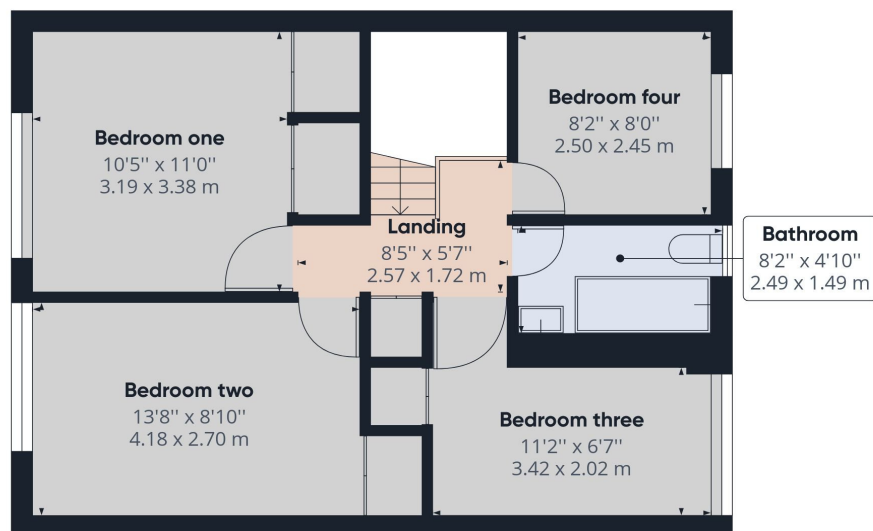
1164.59 ft<sup>2</sup>

108.19 m<sup>2</sup>

Reduced headroom

5.90 ft<sup>2</sup>

0.55 m<sup>2</sup>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

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