



Cliveden Close, Cambridge
CB4 3LX

Pocock + Shaw

6 Cliveden Close
Cambridge
Cambridgeshire
CB4 3LX

A three bedroom mid terrace house set within
this popular residential area off Histon Road

- Good sized sitting/ dining room
- Enclosed garden to rear
- Double glazing
- Driveway parking
- Garage in nearby block
- No upward chain

Guide Price £400,000



Cliveden Close is a quiet cul-de-sac situated off Tavistock Road, off Histon Road, about two miles north of the city centre and convenient for access to the Science Park, A14, a range of local services and shops and the city centre itself. The well regarded Mayfield Primary School is a short walk away. The property is also in the catchment area of The University of Cambridge Primary School.

This well proportioned mid terrace house offers light and airy accommodation throughout as well as a rear garden with a good degree of privacy and a garage en bloc. The property is in need of updating and is offered with the benefit of no upward chain.

In detail the accommodation comprises;

Ground Floor

Storm porch with upvc part glazed door and side panel to

Entrance lobby with lighting, quarry tiled floor, glazed door to

Entrance hallway spacious entrance hallway with stairs to first floor, radiator, window to front, cupboard housing the utility meters, exposed timber floorboards, door to

Kitchen 10'6" x 7'2" (3.20 m x 2.18 m) with upvc door and window to rear garden, basic kitchen with some wall and base units, roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, cupboard housing the ilos HE12 central heating boiler, gas cooker point, exposed timber floorboards, understairs cupboard, archway to

Sitting/ Dining room 22'8" x 8'11" (6.91 m x 2.72 m) with window to front and window to rear, wall mounted gas fire (decommissioned) 2 radiators, exposed timber floorboards.

First Floor

Landing with loft access hatch, exposed timber floorboards, doors to

Bedroom 1 12'3" x 10'7" (3.74 m x 3.23 m) with window to front, radiator, exposed timber floorboards.

Bedroom 2 11'6" x 10'7" (3.51 m x 3.22 m) with window to rear with views to garden, radiator, wash handbasin with tiled splashbacks, wall light point, exposed timber floorboards.

Bedroom 3 9'7" x 9'0" (2.93 m x 2.74 m) with window to front, radiator, exposed timber floorboards.

Bathroom with window to rear, panelled bath with mixer taps and part tiled surround, wash handbasin, WC, part tiled walls, airing cupboard housing the factory lagged hot water tank, lighting and slatted wood shelving, exposed timber floorboards.

Outside Brick paviour driveway to front providing off road parking for two vehicles. Rear garden (12m x 6m approx) with paved patio area adjacent to the rear of the property with path to rear access gate. Single garage in block to the rear of the garden.

Services All mains services.

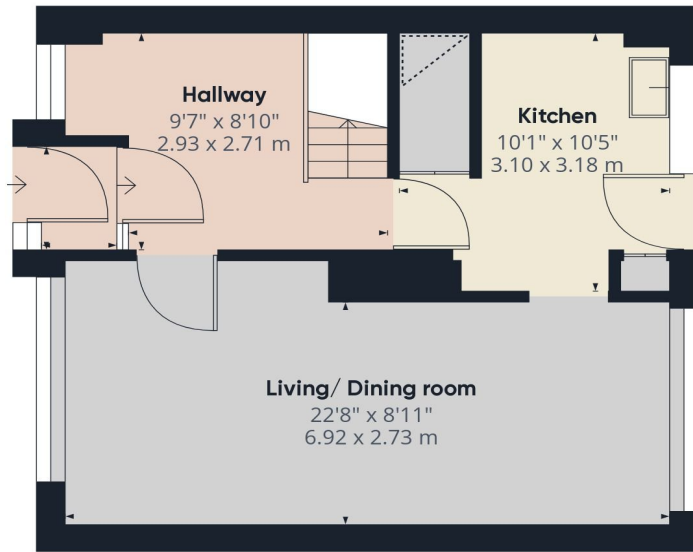
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

854.36 ft²

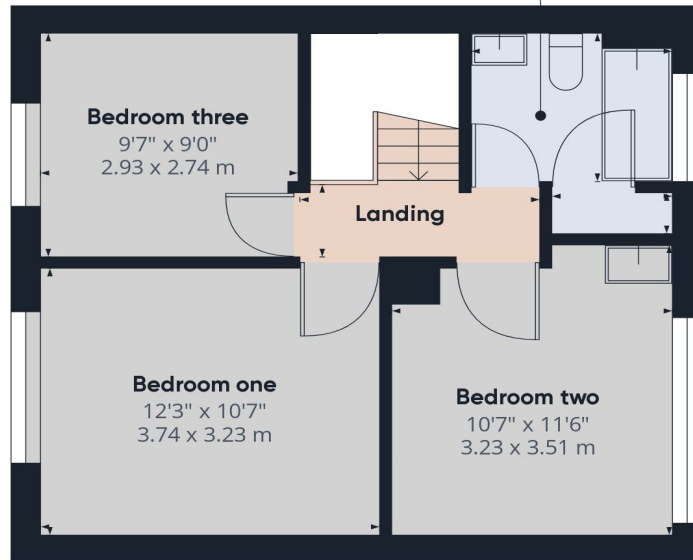
79.37 m²

Reduced headroom

3.42 ft²

0.32 m²

Bathroom
7'4" x 5'11"
2.26 x 1.81 m



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