



Frenchs Road, Cambridge
CB4 3LA

Pocock + Shaw

62 Frenchs Road
Cambridge
Cambridgeshire
CB4 3LA

A 1930s semi detached house in a conveniently situated no-through road, only about 1 mile north of the City centre

- 1930's 3 Bedroom semi-detached house
- Sought after City location
- 2 reception rooms
- Many appealing period features
- Fitted Kitchen
- First floor bathroom
- Long rear garden and parking space to front
- Scope to extend (subject to any necessary consents)
- Viewing highly recommended

Guide Price £520,000



French's Road is a no through road forming part of an established residential area located off Victoria Road and about 1 mile north of the City centre. There are local neighbourhood shops on Victoria Road and St Lukes Primary School is close by. The City centre, Alexander Gardens, Jesus Green, Midsummer Common and the river are all within easy walking or cycling distance. At the end of the road there is Chesterton Mill where a diverse collection of historic buildings have been re-purposed around the Grade II listed windmill to create a dynamic workplace community (including a winery) unlike any other in Cambridge.

This 1930s semi detached house provides well arranged accommodation of character with a parking space to the front and a delightful mature rear garden.

In detail, the accommodation comprises;

Ground Floor Part glazed door to

Entrance hallway with radiator, coat hooks, understairs cupboard, stripped pine floorboards.

Sitting room 12'0" x 11'2" (3.65 m x 3.40 m) with window to front, radiator, period fireplace with tiled inserts and hearth, picture rail, stripped pine floorboards.

Dining room 12'10" x 12'0" (3.91 m x 3.65 m) with window to rear with views to garden, tiled fireplace and hearth, picture rail, radiator, built in shelved cupboard, stripped pine floorboards.

Kitchen/ breakfast room 15'8" x 5'11" (4.78 m x 1.80 m) with two windows to side, part glazed door to rear garden, excellent range of white fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, space and plumbing for washing machine, space for fridge/freezer, cupboard housing the gas combination boiler, radiator, fold down dining table to one wall, built in four ring electric hob with extractor hood over and electric oven below, space for clothes dryer, ceramic (slate effect) tiled flooring.

First Floor

Landing with long multi pane window to side, loft access hatch, painted staircase to ground floor, stripped pine floorboards, doors to

Bedroom 1 12'9" x 11'0" (3.89 m x 3.35 m) with window to rear with views to garden, fireplace (boarded) with tiled hearth, picture rail, radiator, built in cupboard, stripped pine floorboards.

Bedroom 2 12'0" x 11'1" (3.65 m x 3.38 m) with window to front, picture rail, built in shelving to part of one wall, fireplace (boarded), radiator, stripped pine floorboards.

Bedroom 3 8'8" x 7'1" (2.65 m x 2.17 m) with window to rear with views to garden, radiator, stripped pine floorboards.

Bathroom with window to front, panelled bath with fully tiled surround, mixer taps and shower attachment over, wash handbasin with tiled splashbacks, WC, heated towel rail, extractor fan, ceramic tiled flooring.

Outside Hardstanding to front providing off road parking for one vehicle. Secured timber gate to side with path leading onto the long rear garden about 74' deep (22.6m) laid mostly to lawn with trees, including apple and plum, shrubs and garden shed. The whole providing a good degree of privacy.

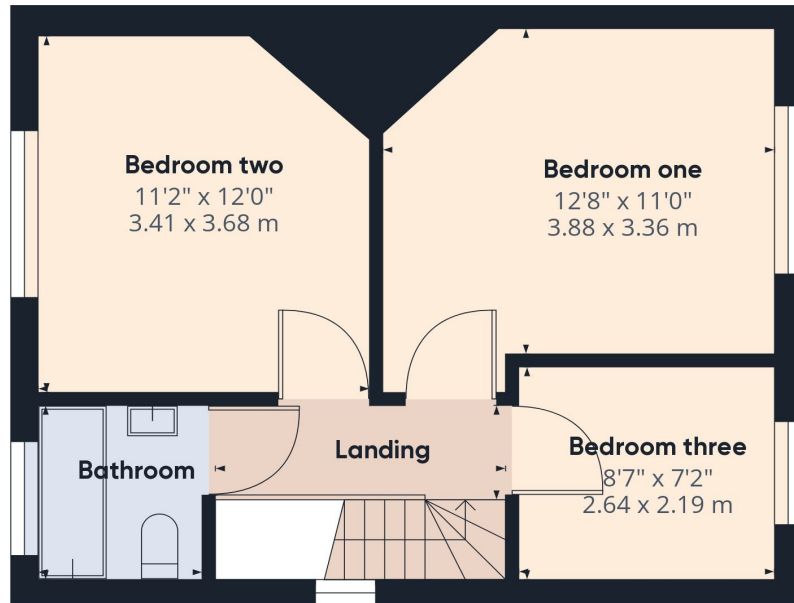
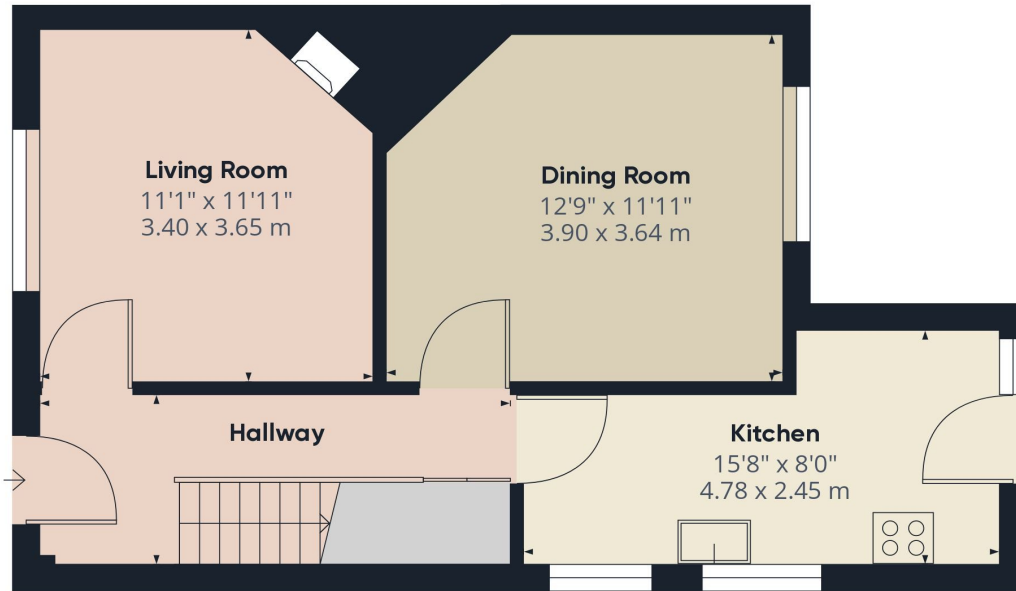
Services All mains services.

Tenure The property is Freehold.

Council Tax Band D

Viewing By arrangement with Pocock & Shaw





Approximate total area

887.95 ft²

82.49 m²



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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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