



Carisbrooke Road, Cambridge
CB4 3LR



pocock & shaw
Residential sales, lettings & management

28 Carisbrooke Road
Cambridge
Cambridgeshire
CB4 3LR

A very well proportioned three bedroom semi detached home in this highly sought after residential road, close to the City Centre. With off road parking, an enclosed rear garden and offered with no upward chain.

- Entrance hall with Cloaks WC
- Sitting room
- Large dining room
- Kitchen
- Conservatory
- Three bedrooms
- First floor bathroom
- Radiator heating system
- Enclosed rear garden
- Double glazed windows
- 19'6 garage



A good sized three bedroom semi detached home with an enclosed rear garden and single garage. Ideally located close to the historic city centre, and with the highly regarded Mayfield Primary school just a short walk away.

Entrance door to:

Reception hall Stairs rising to the first floor, radiator, door to sitting room.

Cloaks WC Wall mounted wash basin, close coupled WC, part ceramic tiled splashback, window to the front, radiator.

Sitting room 15'6" x 10'0" (4.72 m x 3.05 m) Window to the front, radiator. Feature flame effect fireplace.

Dining room 11'7" x 10'7" (3.53 m x 3.23 m) Double patio door to the rear conservatory, coved cornice and built in under stairs storage cupboard. Door to:

Kitchen 10'5" x 8'11" (3.17 m x 2.72 m) Fitted range of units set under a contrasting work surface. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Space and plumbing for dishwasher. Further expanse of worksurface with 4 burner gas hob and single oven. Part ceramic tiled splashback. Radiator, oak effect flooring. Door to conservatory.

Conservatory 15'5" x 7'4" (4.70 m x 2.24 m) Double French doors to the rear garden. Space and plumbing for automatic washing machine. Door to garage. Ceramic tiled floor.

Landing Half landing with window to the front.

Bedroom one 13'7" x 8'11" (4.14 m x 2.72 m) Window to the rear, radiator. Two double fitted cupboards.

Bedroom two 11'10" x 10'6" (3.61 m x 3.20 m) Window to the front, radiator.

Bedroom three 8'11" x 7'3" (2.72 m x 2.21 m) Window to the rear, radiator.

Bathroom Fitted suite with wall mounted wash basin, close coupled WC, double walk in shower. Window to the side, heated towel rail radiator. Ceramic tiling to the walls and floor.

Outside

Front garden A small front garden area with lawn and flower/ shrub borders. Driveway leading to:

Garage 19'6" x 8'4" (5.94 m x 2.54 m) Double timber doors to the front, door to conservatory. Baxi wall mounted gas fired heating boiler.

Rear garden A good sized garden with lawn, flower and shrub borders.

Services All mains services are connected

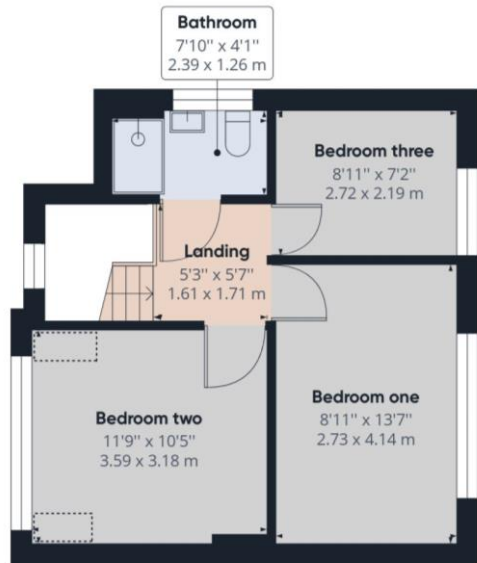
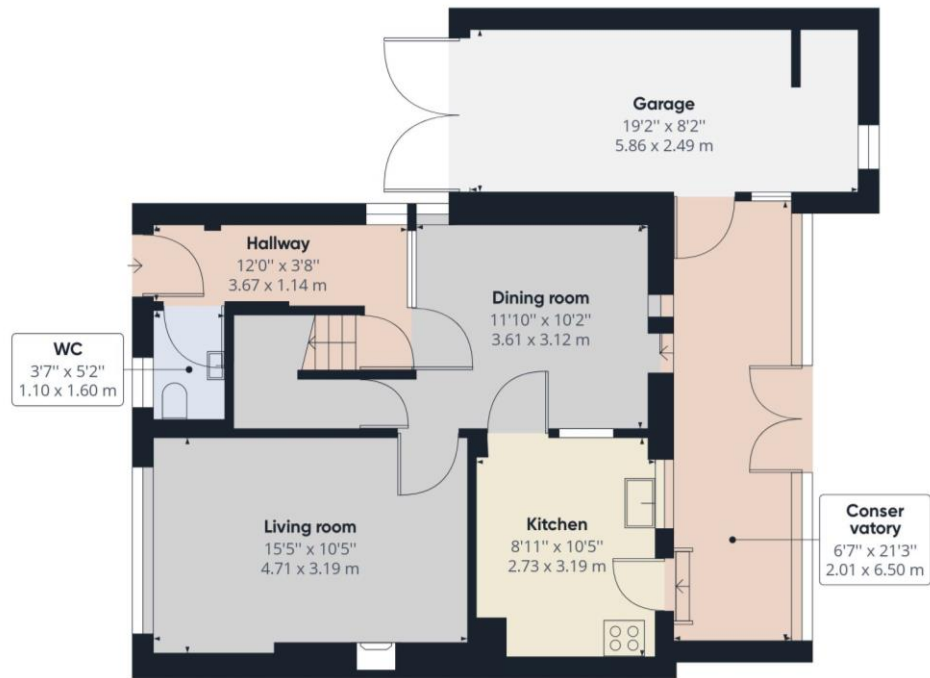
Tenure The property is Freehold

Council Tax Band

Viewing By Arrangement with Pocock & Shaw



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



Approximate total area

1178.11 ft²

109.45 m²

Reduced headroom

8.38 ft²

0.78 m²



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