



Harding Way, Cambridge
CB4 3RW

Pocock + Shaw

51 Harding Way
Cambridge
Cambridgeshire
CB4 3RW

A spacious 3-4 bedroom detached house in need of some updating in this popular residential area just to the north of the city centre

- Detached 3-4 bedroom house
- Large sitting/dining room
- Cloakroom
- Fitted kitchen
- Gas central heating and double glazing
- First floor shower room
- Convenient and sought after location
- Scope to improve/update
- Driveway parking
- Sunny enclosed rear garden

Guide Price £525,000



Harding Way is situated in an established and popular residential area about 1.5 miles north of Cambridge city centre. There are good local facilities serving the district including shops catering for most day-to-day needs, both primary and secondary schools and there is easy access into the city centre. The location should also prove convenient for anyone needing access to the Science & Business Parks off Milton Road and the recently opened Cambridge North railway station at Chesterton. The property is also well-placed for access to the A14 linking with the A1, M1 & M11.

This well-proportioned family house offers great scope for any purchaser to update as desired and has the added advantage of being offered with no upward chain.

In detail the accommodation comprises;

Ground Floor Part glazed door and upvc panels to

Entrance porch with recessed ceiling spotlights, door to

Entrance hallway with understairs cupboard, stairs to first floor, radiator.

Cloakroom with window to rear, wc, wash handbasin with tiled splashbacks, chrome heated towel rail.

Sitting/dining room 16'10" x 10'4" + 9'10" x 6'10" ((5.15 m x 3.15 m + 3.01 m x 2.11 m) 'L' shaped room with windows to three aspects, 3 radiators, sandstone fireplace with inset gas flame fire, serving hatch (boarded) to kitchen, built in shelving to part of one wall.

Kitchen 12'9" x 12'0" (3.88 m x 3.67 m) with window to rear, good range of pine fronted wall and base units with roll top work surfaces and tiled splashbacks, under unit lighting, built in Neff electric hob with extractor hood over, Hotpoint double oven and Panasonic microwave oven, one and a quarter bowl stainless steel sink unit and drainer, space for fridge/freezer, integrated Bosch dishwasher, floor mounted Ideal Mexico gas central heating boiler, glazed door to

Conservatory 11'5" x 9'7" (3.48 m x 2.91 m) upvc double glazed conservatory on a brick base, lighting, power points, ceiling light/fan, opening onto a

Recessed area 8'11" x 5'11" (2.71 m x 1.80 m) with window to rear, lighting and power points.

Bedroom 4 15'9" x 8'6" (4.79 m x 2.59 m) with window to front and window to side, wall light points, small built in cupboard housing the electric meter with shelving to side, radiator, window seat to part of two walls.

First Floor

Landing with window to side, loft access hatch, radiator, wall light points, airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bedroom 1 14'9" x 10'8" (4.49 m x 3.26 m) with window to front, radiator, TV point, built in wardrobes to whole of one wall.

Bedroom 2 12'1" x 9'11" (3.69 m x 3.03 m) with window to rear, fully tiled and enclosed shower cubicle to one corner with Triton T80i electric shower unit, radiator.

Bedroom 3 10'1" x 7'0" (3.08 m x 2.14 m) with window to side, radiator.

Bathroom with window to rear, marble tiled walls, shower cubicle with Aqualisa chrome shower unit, wash handbasin with mirror fronted cabinet over, wc, bidet, chrome heated towel rail.

Outside Low maintenance front garden area set behind a brick retaining wall. Wrought iron gate to one side with gas meter, outside lighting, brick pavior driveway providing off road parking and timber gates to rear garden. Sunny rear garden (11m x 7.5m (36'1 x 24'7) main area) offering a high degree of privacy with paved seating areas, brick edged lawn, mature flower and shrub borders, outside tap, summer house. Recess with large timber shed and timber, gates to front.

Services All mains services.



Tenure The property is Freehold

Council tax Band E

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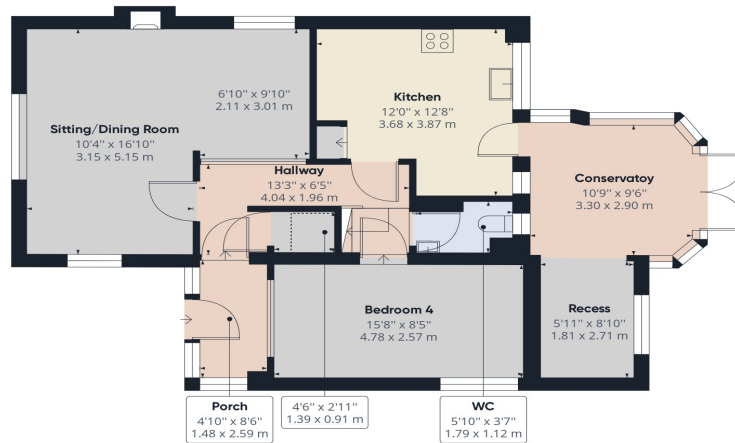
Council Tax Band E

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1327.37 ft²
123.32 m²

Reduced headroom

9.12 ft²
0.85 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