



Russell Street, Cambridge
CB2 1HT

Pocock + Shaw

33 Russell Street
Cambridge
Cambridgeshire
CB2 1HT

A two bedroom maisonette enjoying a near central city location within easy reach of Cambridge Railway station, Addenbrookes Biomedical Campus and the Botanic Gardens.

- Near central city location
- 2 bedroom maisonette
- Well located for Railway Station and access to Addenbrookes
- Open plan living room with fitted kitchen area
- Gas central heating
- Double glazing
- Excellent rental potential
- No upward chain

Guide Price £295,000



Russell Street is a no-through road situated off Hills Road. The local area is full of activity, with shops, restaurants, bars and many other local traders. It is also only a short walk into central Cambridge with the Grand Arcade being only just over 1km and just a short walk from Cambridge station (0.4miles).

Other key areas are within easy reach by bike, foot or car; Addenbrooke's Hospital/Biomedical Campus – easy to reach along Hills Road by Bike or Car (approx 1.5 miles) or by utilising the Guided Bus from Cambridge Station, approx 5 minutes' travel time.

This two bedroom first floor maisonette should suit a first time buyer and/or investor looking for a centrally located city property. Offered with no upward chain, the accommodation in detail comprises;

Ground Floor

Entrance Lobby with built in cupboard with lighting, electric cylinder to one wall, timber staircase to

First floor landing with wall mounted thermostat control, laminate wood flooring, door to

Hallway with loft access hatch, radiator, laminate wood flooring, doors to

Kitchen/ living room 20'10" x 9'9" (6.35 m x 2.97 m) with window to rear and window to front, fitted kitchen area with a good range of wall and base units with solid woodblock work surfaces, tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, built in four ring Zanussi electric hob with stainless steel extractor hood over and Hotpoint electric oven below, wall mounted Potterton Heatmax combination boiler, integrated Hotpoint washer/dryer, under counter fridge and freezer, recessed ceiling spotlights (to kitchen area), two built in cupboards, two radiators, laminate wood flooring.

Bedroom 1 11'9" x 9'1" (3.59 m x 2.77 m) with window to front, radiator, laminate wood flooring.

Bedroom 2 9'1" x 8'9" (2.77 m x 2.67 m) with window to rear, radiator, laminate wood flooring.

Shower room with window to rear, fully tiled and enclosed shower cubicle with chrome Triton shower unit over, wash handbasin with mirror over, shaver point, WC with tiled recessed display shelf over, radiator, extractor fan, recessed ceiling spotlights.

Services Mains electricity, water and drainage.

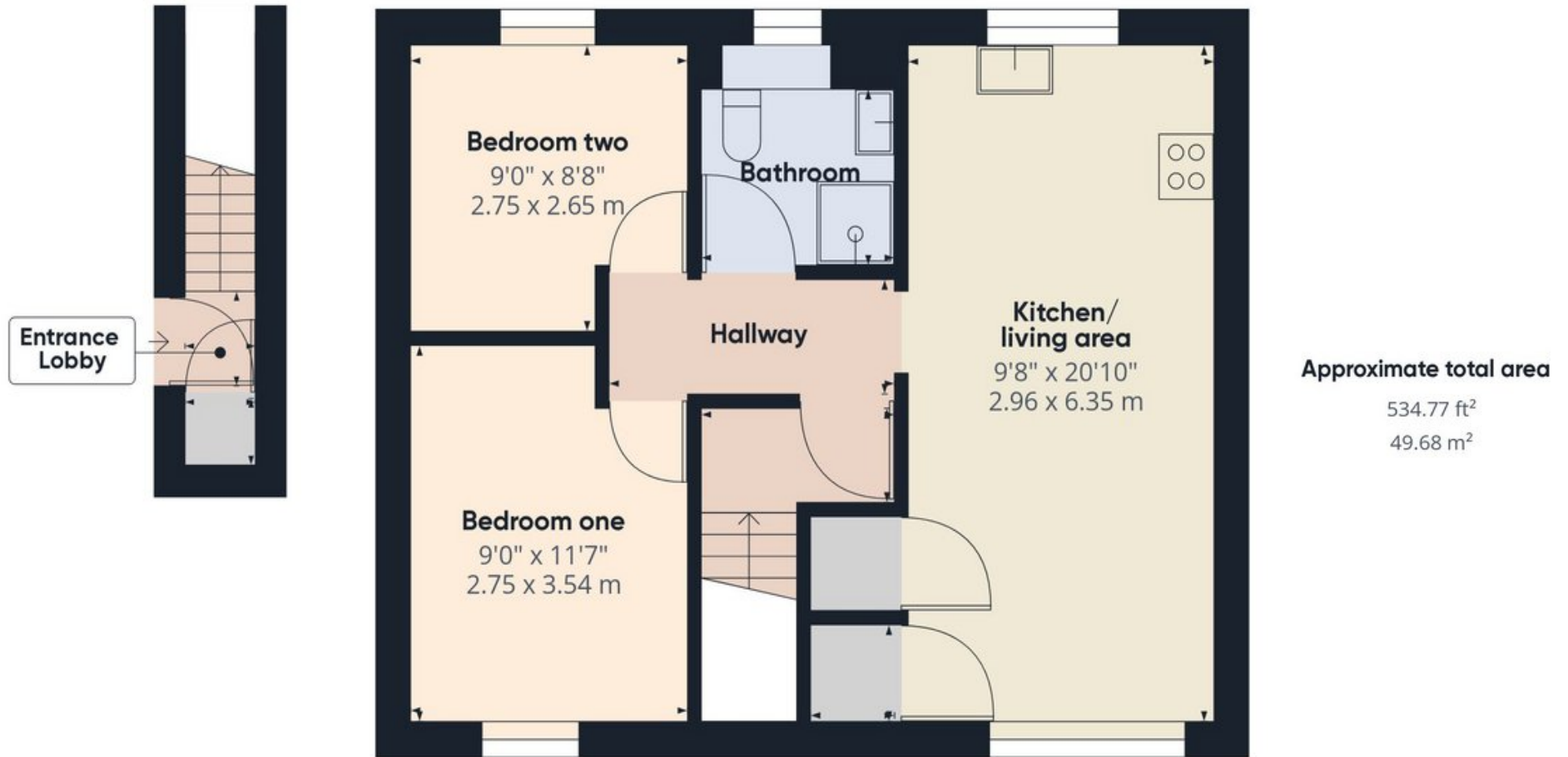
Tenure The property is Leasehold 125 years from November 1990. No ground rent has been paid/invoiced for since the property was purchased in 2011. No service charge.

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		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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