



Milton Road, Cambridge, CB4 1XL



pocock & shaw

Residential sales, lettings & management

353 Milton Road
Cambridge
CB4 1XL

A 3 bedroom semi-detached property in a popular location and conveniently placed for access to the railway station, science parks and the city centre.

- 3 bedroom semi detached house
- Convenient for science park and railway station
- Scope to extend
- Gas central heating
- Double glazing
- Driveway parking and garage
- Front/side garden areas
- Westerly facing rear garden
- No upward chain

Guide Price £395,000



The property is located on Milton Road and is conveniently located for access to the nearby Science Park, the Guided bus route and the Cambridge North rail station. It is also well placed to allow easy access onto the A14 trunk road and the M11 motorway.

This attractive family house (believed to have been built between 1935-1940) is set back from the road behind a deep mature border, with a driveway to the side leading to the garage and a westerly facing rear garden extending to approximately 90ft.

The property would now benefit from some updating and in detail the accommodation comprises;

GROUND FLOOR

ENTRANCE HALL with upvc part glazed door to front, stairs to first floor, radiator, understairs cupboard.

SITTING ROOM 14' 8" x 10' 3" (4.47m x 3.12m) excluding bay with double glazed bay window to front, radiator, tiled fireplace and hearth, opening onto

DINING AREA 11' 2" x 11' 1" (3.4m x 3.38m) with window to rear, radiator, serving hatch to kitchen.

KITCHEN 11' 1" x 10' 0" (3.38m x 3.05m) with part glazed upvc door to rear, window to rear and window to side, range of built in wall and base units with roll top work surfaces and tiled splashbacks. Gas cooker to remain with extractor hood over, space for washing machine and clothes dryer, one and a quarter bowl sink unit and drainer, space for fridge/freezer, part tiled walls, wall mounted 'Inter gas' Rapid 25 gas central heating boiler, door to shelved pantry cupboard with window to side.

FIRST FLOOR

LANDING with window to side, built in corner linen cupboard, loft access hatch, doors to

BEDROOM 1 11' 8" x 10' 2" (3.56m x 3.1m) with window to front, radiator, built in wardrobe cupboard to side of chimney breast.

BEDROOM 2 13' 3" x 9' 11" (4.04m x 3.02m) with window to rear, radiator, built in shelved cupboard.

BEDROOM 3 9' 4" max x 8' 6" max (2.84m x 2.59m) with window to front, radiator, raised over stair plinth.

SHOWER ROOM with two windows to rear, large shower cubicle with glass screens and Mira shower over, wash handbasin, wc, mainly tiled walls, radiator, ceramic tiled flooring.

OUTSIDE Mature front garden partially screening the property from the road behind flower and shrub borders, lilac and holly bush. Gate with tiled pathway to front door and lawned area. Wrought iron gates to driveway to side providing off road parking leading to the

GARAGE 17' 0" x 7' 10" (5.18m x 2.39m) with aluminium up and over door to front, window and door to rear, power and lighting. Pathway extends down the side of the property and onto a secured side gate leading onto the westerly facing rear garden with a paved patio area adjacent to the rear of the house leading onto a lawn with pathway and further hardstanding, various flowers and shrubs (including fig and laural). Greenhouse. WW2 air raid shelter. The whole extending to approx. 100ft.

TENURE The property is Freehold

AGENTS NOTE: The property is non-standard Wimpey no fines construction but fully mortgageable

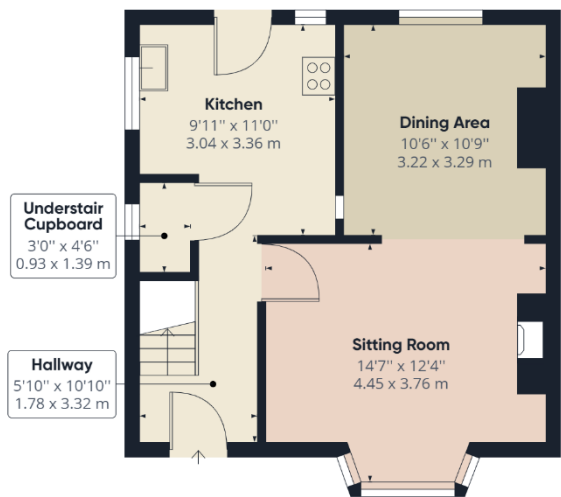
SERVICES All mains services.

COUNCIL TAX Band C

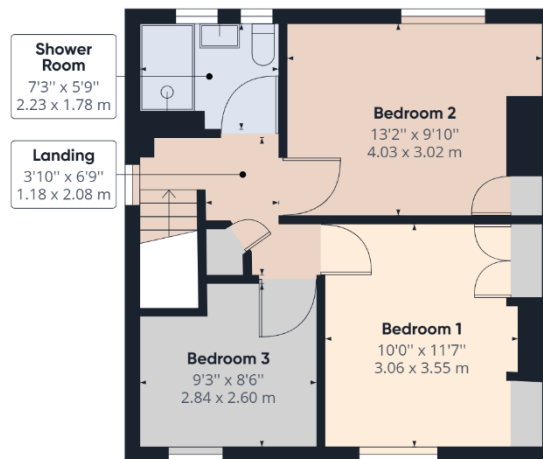
VIEWING By arrangement with Pocock & Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

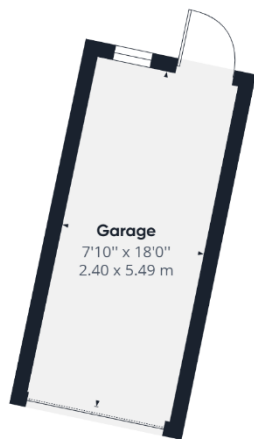




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1006.84 ft²

93.54 m²

(1) Excluding balconies and terraces

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

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