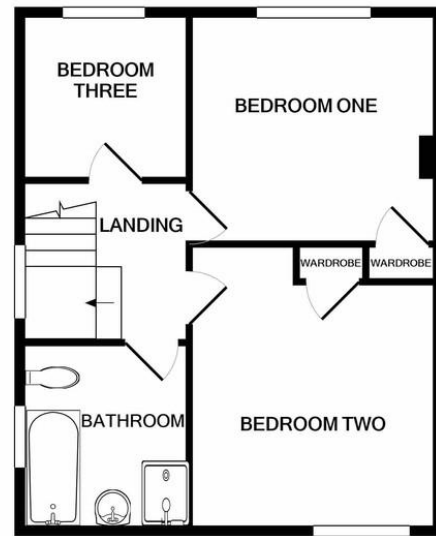


GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Tenure

Freehold

Council Tax Band

C

Contact Details

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An extended semi-detached house situated on a popular residential road to the East of the City with pedestrian access to Ditton Meadows and the River Cam nearby and being well placed for access to local shopping and eating amenities along with good public transport links. The property is offered for sale with no upward chain and viewing is highly recommended.

Guide Price £385,000

- Three Bedrooms
- Two Reception Rooms
- Cloakroom
- Extended on Ground Floor
- Double Glazing



Property Description

LIVING ROOM

18' 10" x 15' 8" (5.76m x 4.78m)

Double glazed bay window to front aspect, single panelled radiator, stairs to first floor, electric fire, coving to ceiling.

DINING ROOM

18' 10" x 10' 2" (5.76m x 3.11m)

Double glazed window to rear aspect, double doors to rear aspect, single panelled radiator, laminate floor, coving to ceiling, storage cupboard.

KITCHEN

16' 0" x 7' 1" (4.89m x 2.18m)

Double glazed window to rear aspect, door to rear aspect, single panelled radiator, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated electric oven and hob with extractor fan over, ceramic tiled floor, wall mounted gas boiler, space and plumbing for washing machine, space for tumble drier, space for tumble drier, space for tumble drier, space for fridge/freezer.

HALL

Ceramic tiled floor, coving to ceiling, doors off.

CLOAKROOM

Obscure double glazed window to front aspect, low level WC, wall mounted wash hand basin, ceramic tiled floor.

LANDING

Double glazed window to side aspect, access to roof void, coving to ceiling.

BEDROOM ONE

11' 5" x 10' 4" (3.5m x 3.17m)

Double glazed window to front aspect, single panelled radiator, wardrobe.

BEDROOM TWO

11' 11" x 11' 1" (3.65m x 3.4m)

Double glazed window to rear aspect, single panelled radiator, storage cupboard.

BEDROOM THREE

8' 2" x 7' 6" (2.5m x 2.3m)

Double glazed window to front aspect, single panelled radiator.

BATHROOM

Double glazed window to side aspect, single panelled radiator, side panelled bath, shower cubicle, pedestal mounted wash hand basin, low level WC, fully tiled.

FRONT GARDEN

Laid to shingle providing off street parking and enclosed by brick wall.

REAR GARDEN

Mainly laid to lawn, flower bed, patio area, garden shed, garden pond, fully enclosed by panelled fencing.

