

Squires Close, Chesterton, Cambridge
CB4 1DJ

Pocock + Shaw

43 Squires Close
Chesterton
Cambridge
Cambridgeshire
CB4 1DJ

A spacious three bedroom semi-detached house in this small development in Chesterton, conveniently situated for access into the city centre, Business Park, Innovation Park, Science Park and Cambridge North train station.

- Three bedroom semi detached house
- Bay-fronted living room
- Fitted kitchen/dining room
- First floor bathroom
- Gas central heating/Double glazing
- Cul de Sac location
- Enclosed rear garden
- Driveway parking
- No upward chain

Guide Price £455,000









A spacious three bedroom family home in a popular and convenient cul-de-sac location close to local amenities, just 1/2 a mile from the river and a 7 minute bike ride to Cambridge North Station.

The property is offered with the added advantage of no chain and benefits from double glazing, gas central heating as well as a Mechanical Ventilation Heat Recovery system. (MVHR).

In detail the accommodation comprises;

Ground Floor

Recessed porch with courtesy light and part glazed door to

Reception hall with coathooks, radiator, stairs to first floor.

Living room 13'5" x 12'11" (4.08 m x 3.94 m) with bay window to front, radiator, laminate wood flooring, door to inner lobby area with opening to kitchen/dining room (see later), built-in deep walk-in cupboard housing the unvented hot water cylinder with shelving and lighting.

Cloakroom 6'0" x 4'9" (1.83 m x 1.46 m) spacious cloakroom with WC, wash handbasin with tiled splashbacks and shelving over, radiator.

Kitchen/dining room 17'0" x 10'10" (5.18 m x 3.30 m) with window and patio doors to rear garden, excellent range of fitted wall and base units with roll top work surfaces and upstands, built in Zanussi gas hob with double electric oven below, stainless steel splashbacks and chimney extractor hood over, space and plumbing for washing machine, integrated dishwasher (available by negotation), one and a quarter bowl stainless steel sink unit and drainer with mixer taps, radiator, ceiling mounted spotlight unit, cupboard housing the Vaillant gas central heating boiler.

First Floor

Landing with loft access hatch, over-stair linen cupboard with tubular electric heater and slatted wood shelving, radiator.

Bedroom 1 14'8" x 8'9" (4.47 m x 2.67 m) with window to rear, TV point, radiator.

Bedroom 2 14'8" x 9'3" (4.47 m x 2.83 m) with window to front, radiator, TV point, laminate wood flooring.

Bedroom 3 10'4" x 7'11" (3.14 m x 2.42 m) with window to rear, TV point, radiator, laminate wood flooring.

Bathroom with window to front, panelled bath with fully tiled surround, glass shower screen and Grohe chrome shower unit over, wash handbasin with tiled splashback and shaver point over, WC, chrome heated towel rail.

Outside Small low maintenance gravelled garden area to front set behind wrought iron railing, adjacent driveway carport providing off road parking for 2-3 vehicles. Rear garden 14m x 10m approx with paved patio area adjacent to the rear of the property leading onto a lawn with flower and shrub borders, outside tap and lighting, timber shed. Good degree of privacy. Timber gate to front via carport.

Services All mains services

Tenure The property is Leasehold

The duration of the lease is 125 years less 10 days from 1st April 2015. The ground rent is zero with no potential for this to escalate.The vendor has correspondence on file that would indicate that the freehold interest could be acquired from the City Council going forward.

The service charge for 2026 is £30.24 per month (£362.88 P.A.) - this includes the buildings insurance and makes up the majority of the charge.

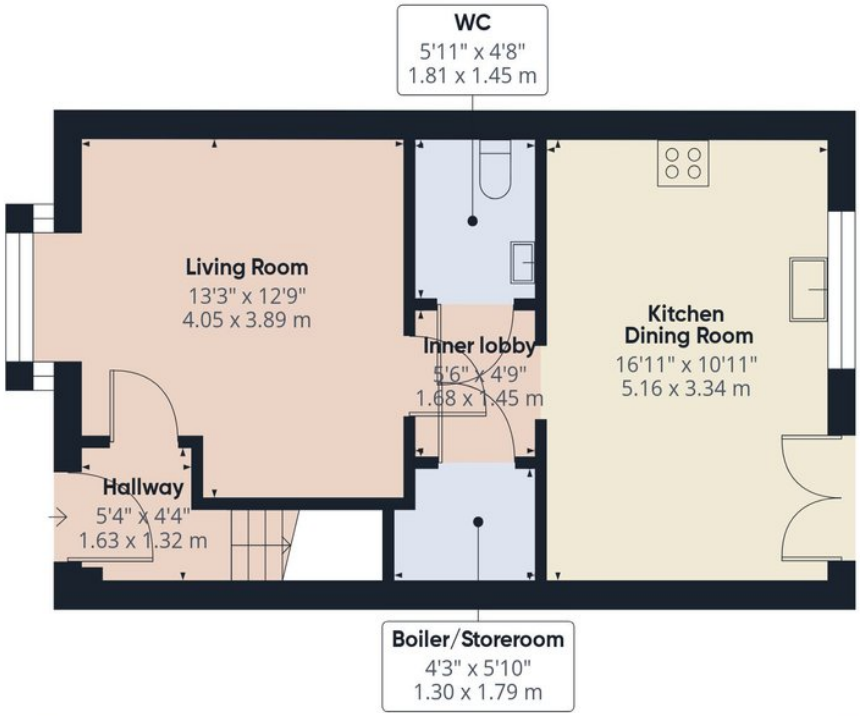
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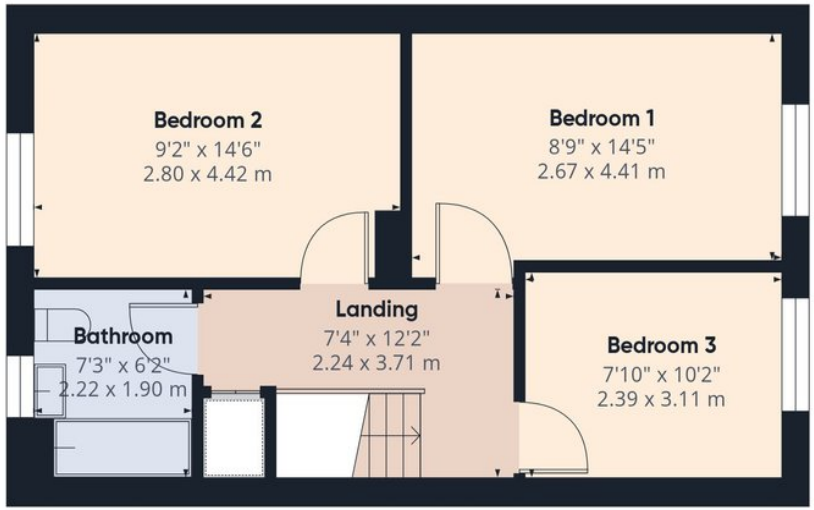
Viewing By Arrangement with Pocock + Shaw

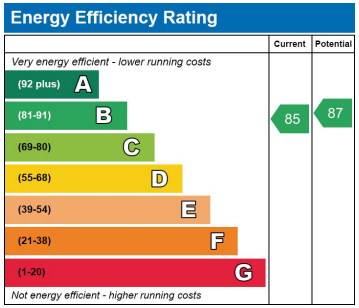












Approximate total area

939 ft²

87.3 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

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