

College Fields, Cambridge
CB4 1YZ

Pocock + Shaw

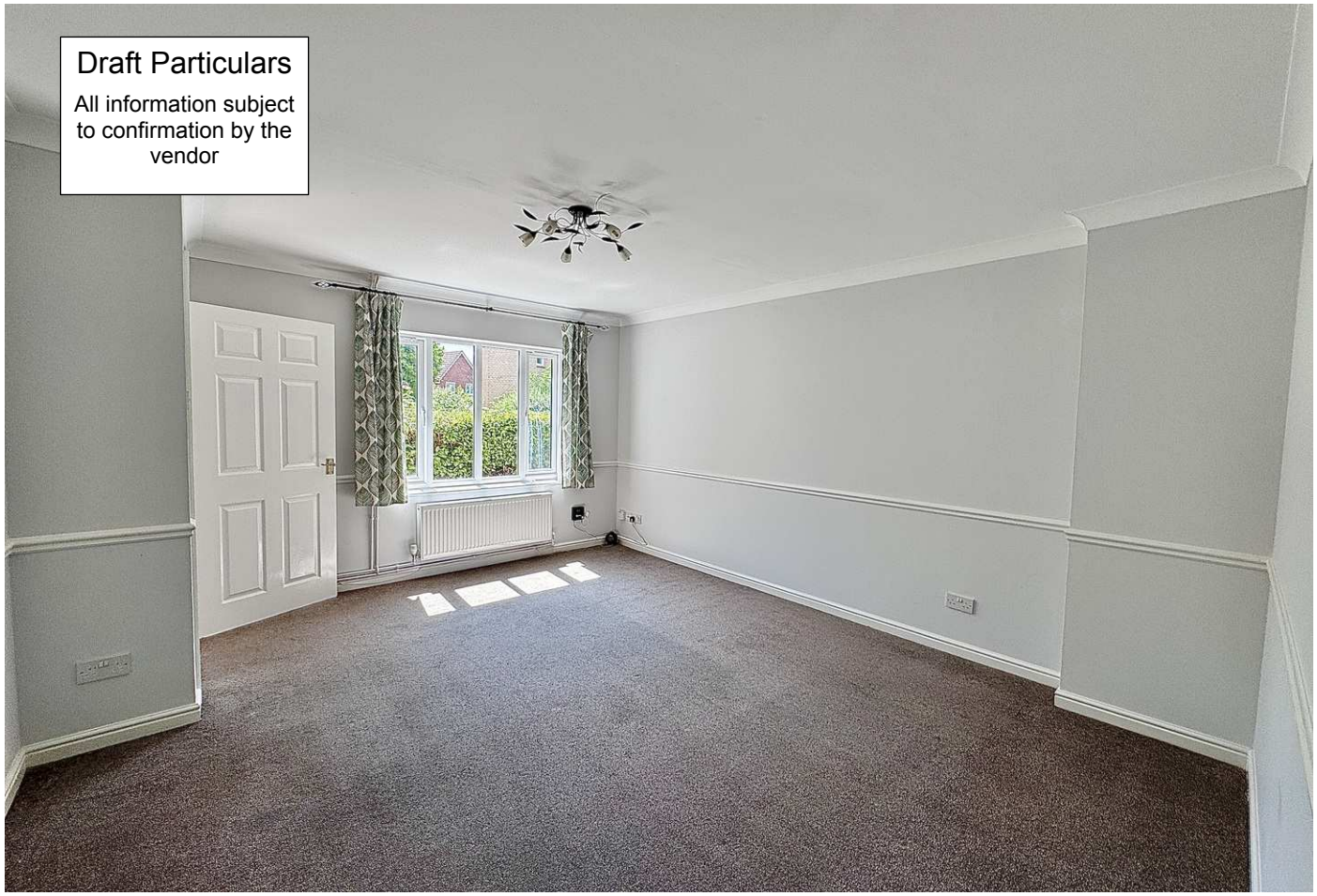
50 College Fields
Woodhead Drive
Cambridge
CB4 1YZ

A semi detached three bedroom house attractively situated overlooking a small green.

The property has just had new UPVC windows installed, recently been redecorated and offers light and spacious accommodation complimented by an enclosed garden, very large single garage and off road parking.

- Semi detached house
- Recently re decorated
- New UPVC windows
- Lovely location overlooking a small green
- Easy access to the Science Park and A14
- Enclosed garden
- Parking & large single garage
- No Chain

Guide Price £445,000









Location College Fields is a quiet residential road situated off Woodhead Drive which is in turn off Milton Road and Kings Hedges Road, about 2 miles north of the city centre. The location is particularly convenient for access to the nearby Science/Business Parks, the recently opened Cambridge North railway station, Cambridge Regional College and the A14 and M11. There is a good range of local amenities including a variety of shops and a regular bus service.

The Property Overlooking an open green this most attractively positioned modern house has recently re decorated and had replacement UPVC double glazed windows fitted. The well arranged accommodation is complimented by a much larger than average single garage and an enclosed garden to the rear. With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Entrance hall With an entrance door, UPVC double glazed window to the front, radiator, staircase to the first floor.

Sitting Room 4.62m (15'2") x 3.94m (12'11") max
With a UPVC double glazed window to the front aspect, radiator, under stair storage cupboard.

Dining Room 3.36m (11') x 2.58m (8'6")
With a radiator, sliding patio doors to garden, door to the kitchen and garage.

Kitchen 3.36m (11') x 2.20m (7'3")
Fitted with a range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to rear aspect, door to the garden.

First Floor

Landing With access to the loft space, airing cupboard with hot water cylinder.

Bedroom 1 3.81m (12'6") x 2.88m (9'5")
With a UPVC double glazed window to the rear aspect, radiator and door to:

En Suite Shower Room Fitted with a three piece suite comprising of a wash hand basin, shower enclosure and low-level WC.

Bedroom 2 3.32m (10'11") x 2.88m (9'5")
With a UPVC double glazed window to the front aspect, radiator.

Bedroom 3 3.09m (10'2") max x 1.97m (6'6")
With a UPVC double glazed window to rear aspect, radiator.

Bathroom Fitted with a three piece suite comprising of a bath, pedestal wash hand basin and low-level WC, UPVC double glazed window to side aspect, radiator.

Outside The property is set behind a front garden with a drive to one side and path in front of the house (52 College Fields have a right of way along this path for their property access). Single garage 5.86m (19'3") max x 1.99m (6'6") (middle dimension) with an up and over door, door to the dining room and door to the garden. The rear garden is enclosed and is laid to lawn.

Important Information
Off road parking and single garage.
Gas central heating.
EPC: C
Local Authority: Cambridge
Council Tax Band: E
Annual Price: £2,879
Conservation Area: No
Flood Risk: Very low
Floor Area: 856 ft 2 / 79 m 2
Broadband:
Basic 19 Mbps
Ultrafast 1000 Mbps
Satellite / Fibre TV Availability
BT, Sky, Virgin

Services All mains services.

Viewing By arrangement with Pocock & Shaw





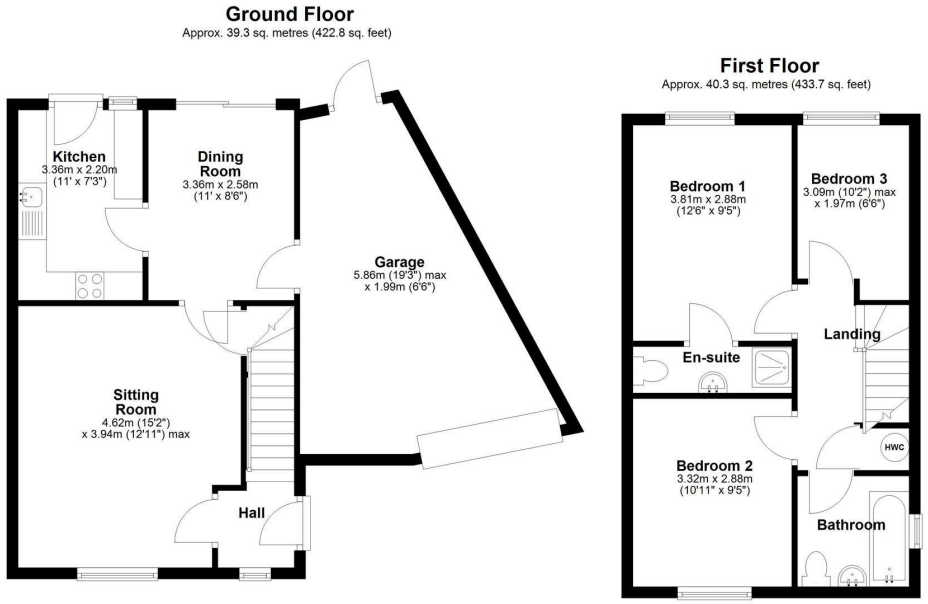












Total area: approx. 79.6 sq. metres (856.5 sq. feet)

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

Pocock+Shaw

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552