William Smith Close, Cambridge
CB1 3QF

Pocock + Shaw

26 William Smith Close
Cambridge
Cambridgeshire
CB1 3QF

A 2 bedroom end of terrace house in this popular development, within walking distance of the railway station.

- Two bedroom end of terrace house
- Conservatory
- Attractive low maintenance rear garden
- Two useful timber sheds
- Pull-down ladder to part-boarded loft space
- Conservatory with under floor heating
- Walking distance to mainline station and Romsey Town
- Garage en-bloc nearby
- Well suited to first time/investment buyers
- No upward chain

Guide Price £405,000

William Smith Close is an extremely popular scheme of flats and houses located next to the cycle bridge over the railway line and offering excellent access to the railway station and city centre itself. A diverse range of shops are available on Mill Road and a Sainsbury's supermarket is close at hand on Coldhams Lane.

This modern and well planned end of terrace home is perfectly positioned within a short distance of the mainline railway station and Romsey Town with a mix of independent shops, restaurants and cafes. The city centre and Addenbrookes' hospital bio-medical campus are also easily accessible. The property also has planning permission to extend to the side (26/00196/HFUL) dated 12 March 2026 and is valid for 3 years.

Offered with no upward chain, in detail, the accommodation comprises;

Ground Floor

Storm porch with part glazed door to

Living/dining room 23'7" x 11'8" (7.18 m x 3.56 m) with part glazed door to conservatory (see later), window to front, stairs to first floor, Dimplex electric heater with digitalised display, further wall mounted electric heater, built in storage to wall in dining area, laminate wood flooring. (Measurement of this room includes the stairwell area)

Kitchen 9'10" x 5'7" (2.99 m x 1.71 m) with window to conservatory, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, electric cooker point, stainless steel sink unit and drainer, Bosch washing machine and Beko dishwasher, Beko fridge/freezer, laminate wood flooring.

Agents note; The dishwasher was installed in Nov 2025 and cost £334. The fridge freezer in Dec 21 for a similar value. The Bosch washing machine is older but still in good working condition. All the above are to be included along with the few items of wooden furniture (2 wall units, a television unit and table).

Conservatory 10'0" x 8'11" (3.04 m x 2.71 m) upvc double glazed conservatory with fitted blinds, double doors to garden, built in storage unit to one wall, power and lighting, laminate wood flooring with under floor heating.

First Floor

Landing with loft access hatch with pull down ladder (newly fitted in June 2026) with boarding and shelves fitted to the rafters.

Bedroom 1 11'8" x 11'11" (3.56 m x 3.63 m) with two windows to front, Stiebel Electron electric panel heater, raised overstair shelf area.

Bedroom 2 11'4" x 5'9" (3.45 m x 1.75 m) with window to rear, laminate wood flooring, wall mounted Stiebel Electron electric panel heater.

Shower room updated shower room (2023) with window to rear, large shower cubicle with sliding glass door, tiled surround and chrome multi head power shower over, wc, vanity wash handbasin with tiled surround, back lit mirror over, chrome heated towel rail, airing cupboard with slatted wood shelving and lagged hot water cylinder.

Outside Open plan lawned front garden 9m x 6m approx with flower and shrub borders and gravelled area to the side. Low maintenance sunny rear garden laid to gravel with various flowers and shrubs. Timber fenced surround with side gate, timber shed adjacent to the side of the property.

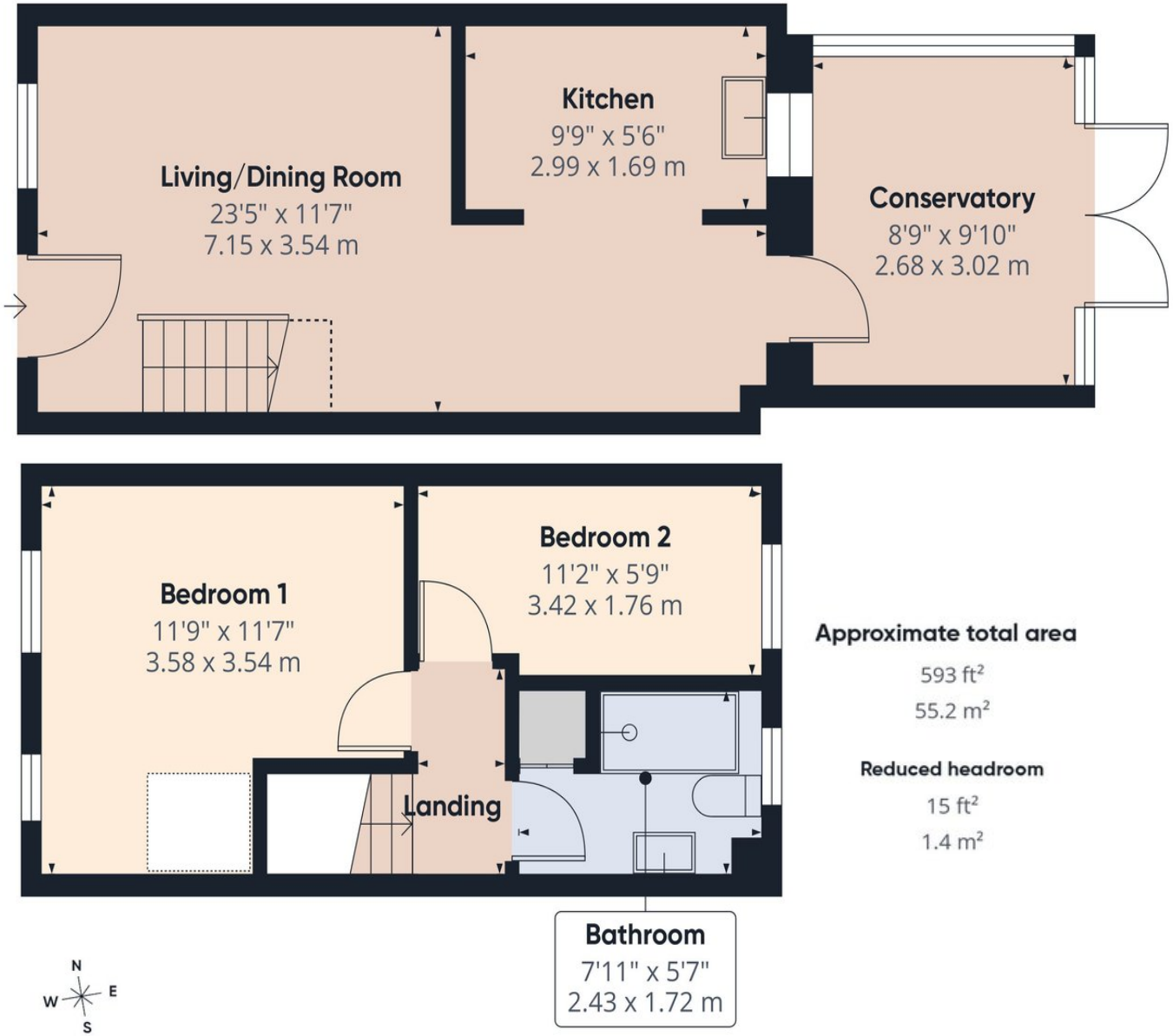
There is a garage with the property located in a nearby block. Street parking nearby available and arranged through Cambridge City Council - WSC is in the Coleridge West area. The annual charge (2026) for a petrol car is £73 reduced to £58.40 for a low emission vehicle. Visitor permits cost £19 p.a.

Services Mains water electricity and drainage.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Approximate total area

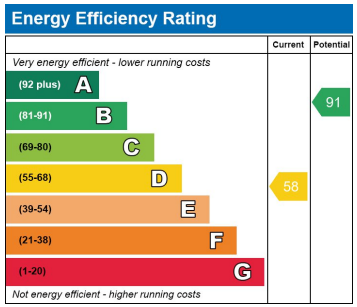
593 ft²

55.2 m²

Reduced headroom

15 ft²

1.4 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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