



Cheney Way, Cambridge
CB4 1UD

Pocock+Shaw

30 Cheney Way
Cambridge
Cambridgeshire
CB4 1UD

A three bedroom semi-detached property in this most popular and convenient city location within easy walking distance of the Cambridge North Railway Station and Science Park.

- Semi detached 3 bedroom house
- Scope to improve and extend
- 8 Minutes walk to Cambridge North railway station
- Convenient for Science Park, the city centre and Chisholm Trail
- Gas central heating
- Photo-voltaic panels to roof
- Decent sized rear garden
- Driveway parking and garage
- No upward chain.

Guide Price £495,000



Cheney Way is in the northeast corner of the city. Cambridge North Station is about an 8 minute walk away and well placed for the nearby Science/Business Parks and A14. Enjoy cycling or a short walk along the river to Stourbridge and Midsummer Common on your way into the centre of Cambridge or take the Chisholm Trail to the south of the city.

Built in 1958 the house has been extended to the front at ground floor level to create a cloakroom and porch. Offering well-proportioned accommodation, the property would now benefit from some updating and offers scope to extend.

The property has the added advantage of being offered with no upward chain.

Agents Note;

The property is fitted with solar panels and we have further documents/information on file (see below) should they be requested

- MCS Certificate - The installation is rated at 3.0 kWpeak and was commissioned on 30 January 2012.
- FITS Contract - with SSE, this runs from 7 February 2012 until 2037.
- Generation History

Vendors comments as follows; Over 11 years it averages 2924 kWh/y, nearly £2000pa at today's rates of 68.3p/kWh. In addition there is small assumed "deemed export" at 2.41p/kWh currently worth £70pa. Both rates follows the RPI and receipts are tax-free to a resident owner for the next 14 years. (The new owner could sell on the contract if they move before 2037). The financial benefit is even greater because this doesn't account for self-use of the solar energy which saves buying electricity from the grid. To gain maximum benefit, a battery storage system could easily be added, and progressive new tariffs such as Octopus Flux unlock to possibility of selling exported energy at peak rates (c.32p/unit) back to the grid.

Ground Floor with glazed front door and side panel to

Entrance Porch with coathooks, door to cloakroom (see later) and opening onto the

Reception Hallway with radiator, stairs to first floor.

Cloakroom with window to side, WC, wash handbasin with tiled splashbacks.

Sitting Room 16'9" x 13'8" (5.10 m x 4.17 m) with bay window to front, wall light points, radiator, timber shelving and original fireplace with inset stone and tiled hearth, TV point, opening onto the

Dining Room 10'7" x 8'10" (3.23 m x 2.68 m) with glazed sliding doors to conservatory, wall light points, doorway to kitchen, radiator.

Conservatory 8'11" x 7'5" (2.72 m x 2.26 m) UPVC conservatory with sliding door to rear garden, radiator, roof blinds.

Kitchen 10'8" x 10'6" (3.26 m x 3.19 m) with window to rear with views to garden, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, wall mounted Worcester 28cdi gas combination boiler, sink unit and drainer with mixer taps, space for fridge/freezer, space and plumbing for washing machine, electric cooker point, built in cupboard with gas and electric meters and shelving, part glazed door to

Recessed Side Porch with secured door to built in cupboard.

First Floor

Landing with window to side, built in cupboard with slatted wood shelving, loft access hatch with ladder.

Bedroom 1 11'5" x 12'3" (3.49 m x 3.74 m) with window to front, radiator, cable media point, double doors to built in wardrobe cupboard.

Bedroom 2 11'8" x 10'5" (3.55 m x 3.18 m) with window to rear with views to garden, radiator.

Bedroom 3 8'4" x 7'6" (2.53 m x 2.28 m) with window to front, radiator, built in wardrobe cupboard with clothes hanging rail and cupboard over.



Bathroom with window to rear, panelled bath with tiled surround, mixer taps and shower attachment, vanity wash handbasin, chrome heated towel rail.

Separate WC with window to side, WC, part tiled walls.

Outside Well maintained front garden area with lawn and flower and shrub borders set behind a low retaining wall. Adjacent driveway leading down the side of the property (2.3m (7'7) width restriction) leading onto the

Detached Brick Garage 19'8" x 8'5" (5.99 m x 2.57 m) with window to rear, door to garden, lighting, aluminium up and over door to front.

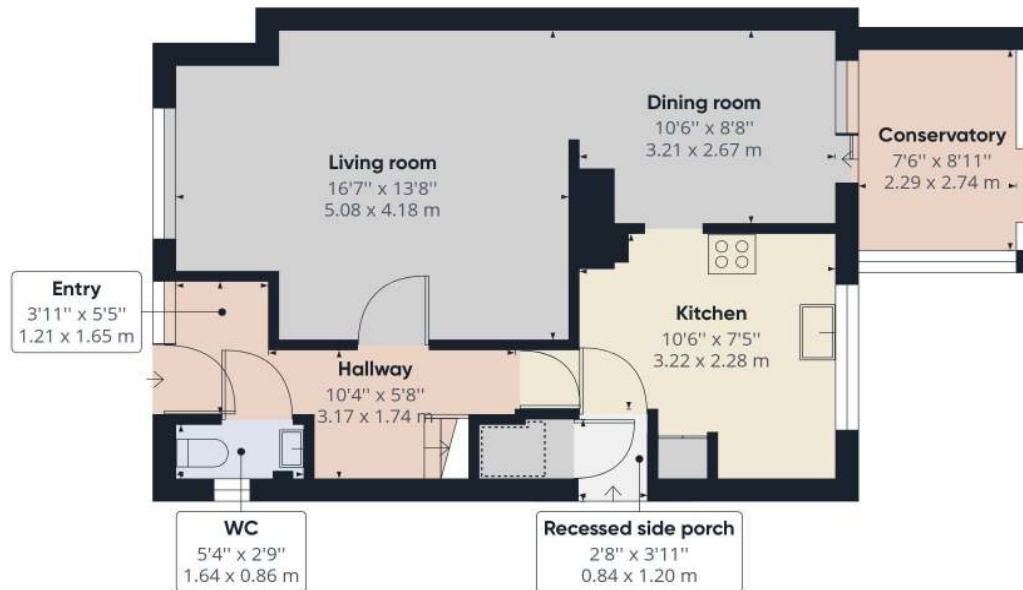
Rear Garden Decent sized rear garden (approximately 19m/ 62'4) with a paved patio area adjacent to the rear of the property leading onto a lawn with flower and shrub borders. Timber shed and paved base to remain.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw



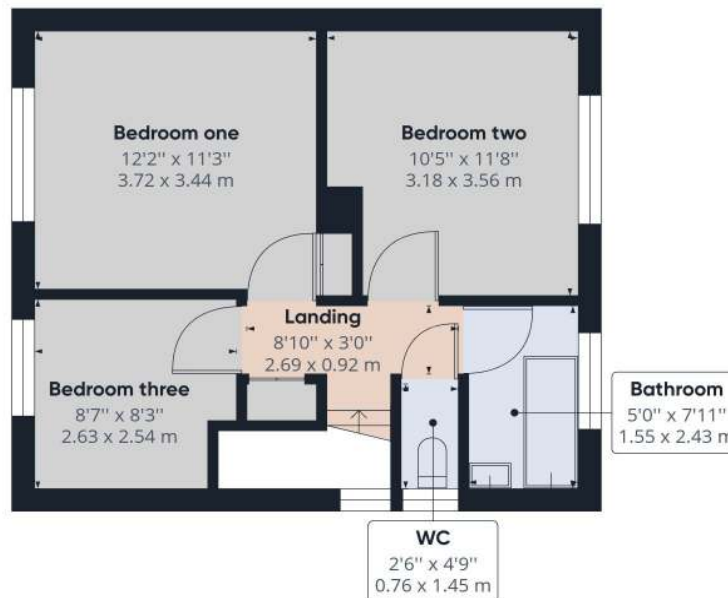


Approximate total area

998.43 ft²
92.76 m²

Reduced headroom

7.77 ft²
0.72 m²



Approximate total area

170.44 ft²
15.83 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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