



Walpole Road, Cambridge
CB1 3UE

Pocock + Shaw

80 Walpole Road
Cambridge
Cambridgeshire
CB1 3UE

A very spacious two bedroom semi-detached house conveniently situated for access to Addenbrookes Hospital and the Railway Station.

- Semi-detached 2 bedroom house
- Well proportioned and spacious accommodation
- Modern shower room with separate WC
- Fitted kitchen area
- Gas central heating and double glazing
- Driveway parking
- Useful store/lean-to
- Private and sunny rear garden
- No upward chain

Guide Price £415,000



Walpole Road is located off Cherry Hinton Road in one of Cambridge's most popular residential areas allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Queen Edith and Netherhall Schools and close to Hills Road 6th Form College and allows access to local facilities including a Budgens Superstore and number of local shops.

This spacious 2 bedroom semi-detached house offers spacious and well-proportioned accommodation as well as driveway parking, a useful lean-to and a sunny and very private rear garden.

Offered with no upward chain, the accommodation comprises;

Ground Floor

Storm porch with lighting and part glazed door to

Entrance hall with stairs to first floor, radiator, doorway to kitchen (not used and currently boarded), laminate wood flooring, door to

Sitting/dining room 21'2" x 14'0" (6.44 m x 4.27 m) with window to front, sliding double glazed patio doors and glazed side panel to rear garden, ornamental fireplace with built in units and cupboards to covered recesses, wall light points, two radiators, laminate wood flooring, opening onto the semi open plan

Kitchen area 14'1" x 9'10" (4.28 m x 3.00 m) with window to rear, comprehensive range of white high gloss fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, space and plumbing for washing machine, space for fridge/freezer, built in four ring Smeg gas hob with stainless steel chimney extractor hood over and adjacent eye level electric oven, radiator, cupboard housing the fuse box and electric meter, part laminate wood and vinyl flooring.

First Floor

Landing with loft access hatch, radiator.

Bedroom 1 14'7" x 9'7" (4.45 m x 2.92 m) with window to front, radiator, built in wardrobe with clothes hanging rail and shelving to part of one wall, further built in cupboard with slatted wood shelving and wall mounted Vaillant gas central heating boiler.

Bedroom 2 11'3" x 8'6" (3.43 m x 2.58 m) with window to front, radiator, deep built in wardrobe cupboard with clothes hanging rail and shelving.

Bathroom with window to rear, large shower cubicle with contemporary glass screen and chrome shower unit, large vanity wash handbasin with tiled splashbacks and cupboard below, chrome heated towel rail, extractor fan, ceiling mounted spotlight unit.

Separate wc with window to side, wc with shelving over, wash handbasin with tiled splashbacks, radiator.

Outside Low maintenance open plan front garden area with patio area and raised brick borders laid to bark with shrubs. Adjacent off road driveway parking, timber doors to

Store/lean to 9'4" x 8'0" (2.85 m x 2.43 m) useful space with power points, vent for clothes dryer, doors to front and rear door to;

Rear garden 30'6" x 20'8" (9.30 m x 6.30 m) Sunny and private low maintenance rear garden laid to paving and gravel, raised brick flower and shrub borders, outside tap and lighting, brick wall boundaries.

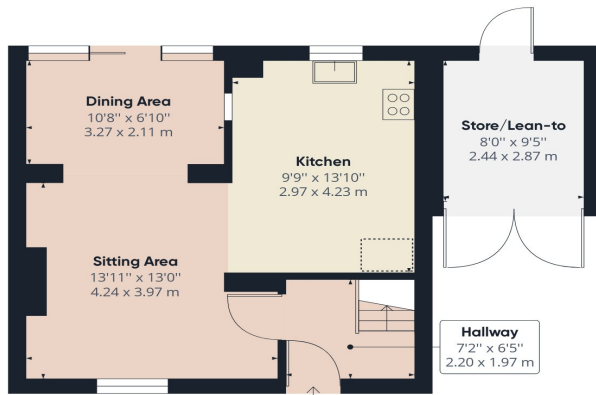
Services All mains services.

Tenure The property is Freehold

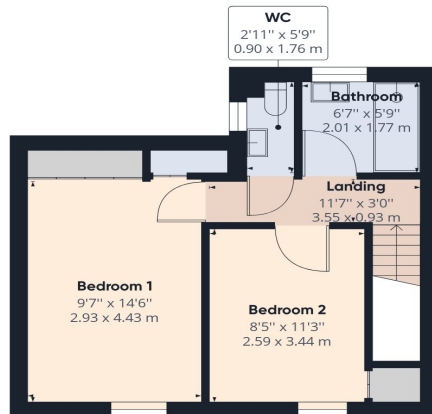
Council tax Band C

Viewing By arrangement with Pocock & Shaw





Ground Floor



Floor 1

Approximate total area⁽¹⁾

867.07 ft²
80.55 m²

Reduced headroom

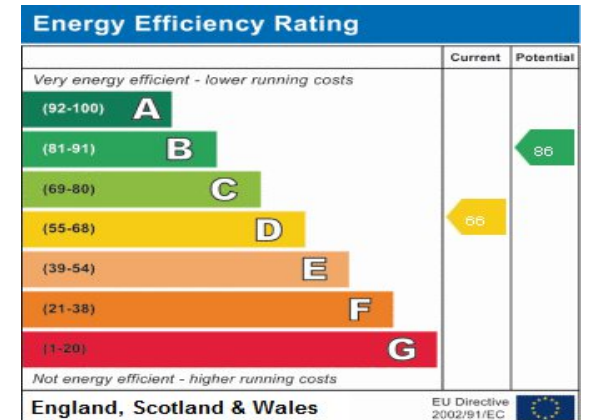
6.09 ft²
0.57 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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