



Herrings Close, Stow-cum-Quy, Cambridge,
Cambridgeshire

Pocock + Shaw

23 Herrings Close
Stow-cum-Quy
Cambridgeshire, CB25 9AA

A 3 bedroom semi-detached house standing in a corner position within a sought after cul-de-sac overlooking a communal green. The property is well presented and benefits from a living room with a wood burning stove, a double aspect fitted kitchen/dining room and a ground floor cloakroom and utility room. Features include a front entrance porch, attractive established gardens and delightful views to the rear over farmland.

Guide Price £415,000



Location Stow-cum-Quy lies just to the north-east of Cambridge, close to junction 35, off the A14 and within easy driving distance of Cambridge city centre (5 miles), the Science Park, Newmarket, the A11 and the M11. The property is also within easy reach of Addenbrookes Biocampus/ Hospital and Cambridge North Railway Station. Amenities in the village include a convenience store, church, pubs and the award-winning Quy Mill Hotel and Spa, with its restaurant, gym and swimming pool. In addition to the excellent independent schools within the city of Cambridge, the village is in the catchment area for Bottisham Village College. Stow-cum-Quy is also well connected to the surrounding countryside and villages by a range of cycle paths, as well as being close to the National Trust's Anglesey Abbey Gardens and Lode Mill.

Entrance Porch with a part glazed entrance door.

Hallway with stairs leading to the 1st floor.

Living Room 15'0" x 12'8" (4.58 m x 3.85 m) with a fireplace with a wood burning stove and quarry tiled hearth.

Kitchen/dining room 13'5" x 9'6" (4.09 m x 2.89 m) a double aspect room with a range of fitted base and wall mounted units, fitted sink and drainer, under stair cupboard

Rear lobby/utility room with oil fired central heating boiler, pantry cupboard, door leading to the side porch.

Cloakroom with a low level WC and handbasin.

Side lobby with a door leading to the garden.

First floor landing

Bedroom 1 12'8" x 10'5" (3.85 m x 3.18 m)

Bedroom 2 11'9" x 9'6" (3.59 m x 2.89 m)

Bedroom 3 9'1" x 7'7" (2.77 m x 2.31 m)

Bathroom with a bath, hand basin and low level WC, tiled effect lino flooring and part tiled walls.

Outside The property is attractively situated in a corner position overlooking an open green.

A shingled area to the front of the house is part of the property ownership and is utilised by the vendors for parking 2 vehicles. Access is currently via the pavement with a shallow kerb and permission will be required for this to be a formal arrangement.

A front garden is laid to lawn with a hedge and climbing plants and a pathway to the front porch.

A side gate leads to a well maintained rear garden which is laid to lawn with establish hedge boundaries, a lattice fence to the rear and delightful views over farmland.

Services

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 29Mbps. Mobile phone coverage by EE, Vodaphone and O2 is available. EPC: TBC

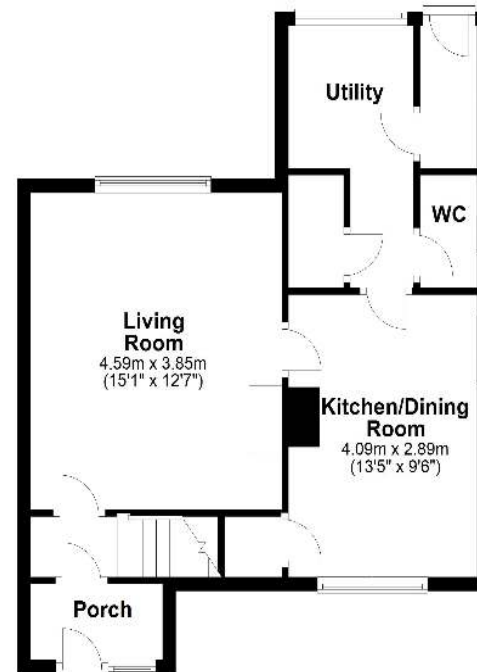
Council Tax C South Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Ground Floor
Approx. 47.5 sq. metres (511.0 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 85.7 sq. metres (922.7 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. (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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