



Kelsey Crescent, Cambridge
CB1 9XY

Pocock + Shaw

54 Kelsey Crescent
Cambridge
Cambridgeshire
CB1 9XY

A 3-bedroom semi-detached house enjoying a corner plot with larger than average garden, located just off Cherry Hinton's High Street and within easy reach of Addenbrooke's Hospital/Biomedical Campus.

- 3 bedroom semi-detached house
- Large corner plot
- Scope to extend
- Gas central heating
- Double glazing
- Gardens to front, side and rear
- Garage and driveway parking
- No upward chain

Guide Price £470,000



Located in the highly sought-after village of Cherry Hinton, the property benefits from a wide range of local facilities within walking or cycling distance, including shops, schools, and nurseries. There are many social events and activities that take place at Cherry Hinton Hall Park, and beautiful country walks can be enjoyed at Gog Magog Hills. The location is ideal for access to ARM and Addenbrookes Hospital, as well as convenient links to Cambridge's Railway Station, excellent bus services, and commuter routes A14, A11, and M11.

Well positioned in a quiet cul-de-sac close to the High Street, this semi-detached house enjoys a large corner plot and offers great scope to extend the existing property (subject to any necessary consents) whilst retaining a decent sized rear garden with garage and parking.

The property would now benefit from a bit of updating but comes to the market with the added advantage of **no upward chain**

In detail the accommodation comprises;

Ground Floor

Storm porch with courtesy light and part glazed upvc door to

Entrance hallway with window to side and window to front, radiator, stairs to first floor, understairs cupboard, doors to sitting room (see later) and

Kitchen 10'10" x 7'3" (3.30 m x 2.21 m) with window to side and part glazed door to rear, range of fitted wall and base units with roll top work surfaces, space for gas cooker, space and plumbing for washing machine, space for under counter fridge/freezer, ceiling mounted spotlight unit, stainless steel sink unit and drainer, built in shelved pantry cupboard with water meter, door to

Dining area 10'10" x 9'7" (3.31 m x 2.91 m) with coving, radiator, upvc double glazed sliding door and glazed panel to small garden room (see later), archway opening onto the

Sitting room 12'9" x 11'1" (3.88 m x 3.37 m) with window to front, stone faced fireplace and hearth with inset gas fire and timber mantle shelf over, radiator, coving, door to hallway.

Garden room 7'10" x 5'0" (2.38 m x 1.52 m) with window to side and rear with views to garden, part polycarbonate panelled ceiling, lighting, ceramic floor tiles.

First Floor

Landing with window to side, loft access hatch.

Bedroom 1 12'10" x 9'8" (3.90 m x 2.95 m) with window to front, range of built in wardrobes and cupboards to one wall, radiator, cupboard housing the Potterton Performa 30HE gas combination boiler.

Bedroom 2 9'4" x 9'3" (2.84 m x 2.81 m) with window to rear with views to garden, radiator, two sets of double doors opening to built in wardrobes to length of one wall.

Bedroom 3 6'9" x 6'7" (2.06 m x 2.00 m) with window to front, radiator, built in cupboard with shelf.

Shower room with window to rear, fully tiled and enclosed shower cubicle with curved glass shower screen and chrome dual head shower unit, vanity wash handbasin, wc, part tiled walls, chrome heated towel rail.

Outside The property enjoys a larger than average corner plot with garden area to the side providing great scope (subject to any necessary consents) to extend the existing property and still retain a good sized garden. Open plan lawned front garden and gravelled border with roses and path to front door set behind a low retaining hedge. Secured timber gate to the rear garden enclosed by lapwood fencing, paved patio area adjacent to the rear of the property leading onto a lawn with low maintenance gravelled area to side, outside light, secure rear timber gate to the off road parking space.



Brick built detached garage 16'5" x 9'0" (5.00 m x 2.74 m) with aluminium up and over door to front, power and lighting, part glazed personal door to the rear garden.

Services All mains services.

Tenure The property is Freehold

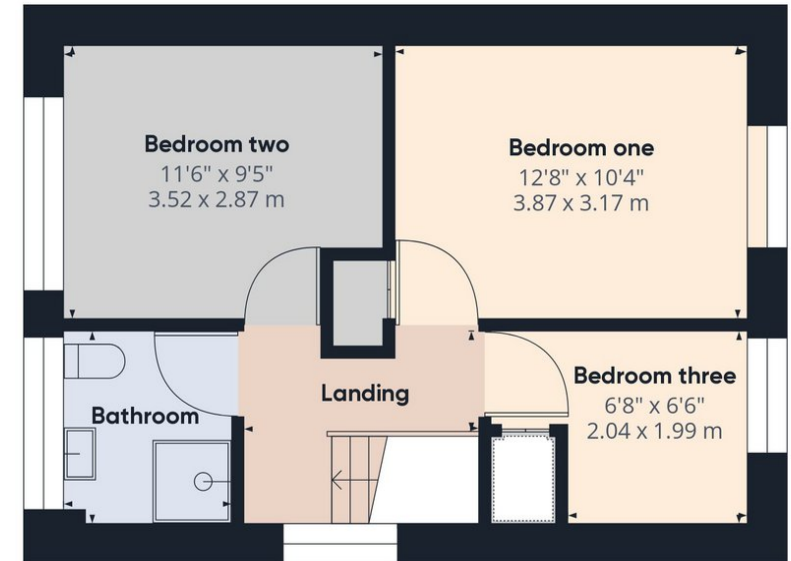
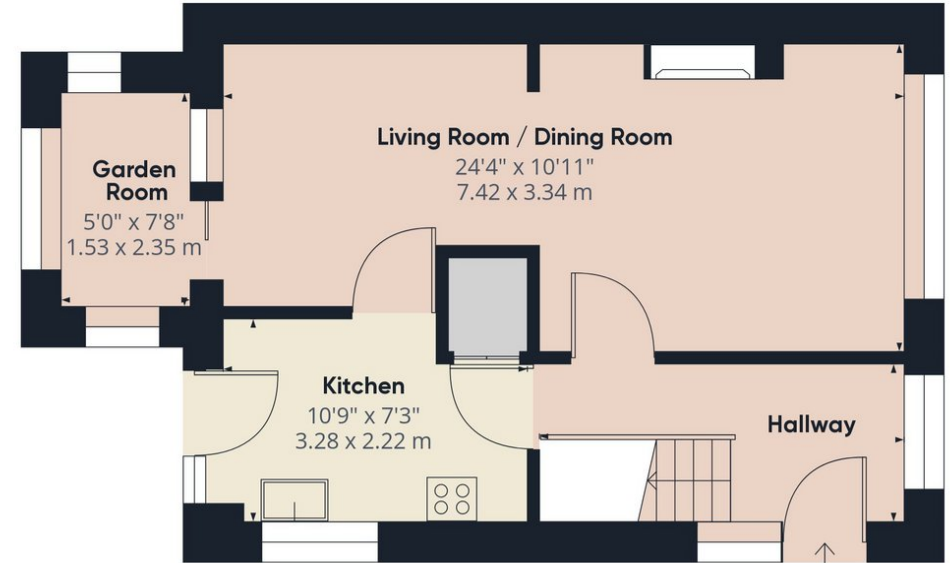
Council Tax Band D

Viewing By arrangement with Pocock & Shaw



Approximate total area

837.49 ft²
77.81 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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