



Newmarket Road, Cambridge, Cambridgeshire  
CB5 8JG

**Pocock + Shaw**



415 Newmarket Road  
Cambridge  
Cambridgeshire  
CB5 8JG

A charming two bedroom Victorian terrace house, conveniently located on Newmarket Road

- Period property
- Two double bedrooms
- Sitting room with timber floorboards
- Kitchen/dining room
- Modern bathroom
- Pine internal doors
- Gas central heating and double glazing
- Enclosed rear garden with rear access
- No upward chain

Guide Price £370,000





Very conveniently located for access to the city centre and Newmarket Road retail park with a wide range of shops and facilities. There are a range of supermarkets within walking distance of the property including an Aldi, Tesco and Lidl on Newmarket Road.

The river Cam is just moments away from the property along which there are wonderful walks towards Milton and beyond in one direction and to Cambridge City in the other taking you across Stourbridge Common, Midsummer Common and along Jesus Green. Cambridge North Station and the Science Park are within walking and cycling distance. The Chisholm Trail links the direct area along a cycle route to Cambridge North Station (a 20 minute walk /5 minute cycle), with Phase 2, which is set to complete in 2025, linking the area with Cambridge mainline station and Cambridge Biomedical Campus beyond.

This mid terrace Victorian 2-bedroom terraced house is arranged over 2 floors with gas fired central heating and double-glazed windows. The house comprises, sitting room, kitchen/ dining room, bathroom, and 2 double bedrooms to the first floor. Pleasant garden with store and rear access. The property is offered with no onward chain.

In detail the accommodation comprises;

**Ground Floor** Timber front door with fanlight over to

**Sitting room** 11'1" x 10'11" (3.38 m x 3.33 m) with window to front, fireplace recess with raised display shelf, shelving to both sides of the chimney breast, radiator, stripped pine floorboards and skirting boards, glazed door to

**Small lobby area** with stairs to first floor, doorway to;

**Kitchen/ Dining room** 11'11" x 10'11"(3.62 m x 3.33 m) with part glazed door with small window over to rear garden, ceiling mounted spotlight unit, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel four ring gas hob with stainless steel splashbacks and extractor hood over, electric oven below, space for under counter fridge, space and plumbing for washing machine, radiator, pine doors to two built in cupboards both with lighting, pine door to

**Bathroom** with window to side, panelled bath with chrome shower unit over, small glass shower screen, boarding to walls, wash handbasin with mirror fronted cabinet over, WC, chrome heated towel rail, extractor fan, small roof access hatch.

### First Floor

**Landing** with pine doors to

**Bedroom 1** 11'10" x 10'11" (3.61 m x 3.34 m) with window to rear, radiator, loft access hatch with pull down aluminium ladder.

**Bedroom 2** 11'2" x 10'11" (3.40 m x 3.34 m) with window to front, radiator, pine door to cupboard housing the Worcester Greenstar gas combination boiler, radiator, shelving to one side of chimney breast.

**Outside** Rear garden (12m approx) with paved area adjacent to the rear of the property with lawn and flower and shrub borders to one side, path running the length of the garden to the rear access gate. Brick built store.

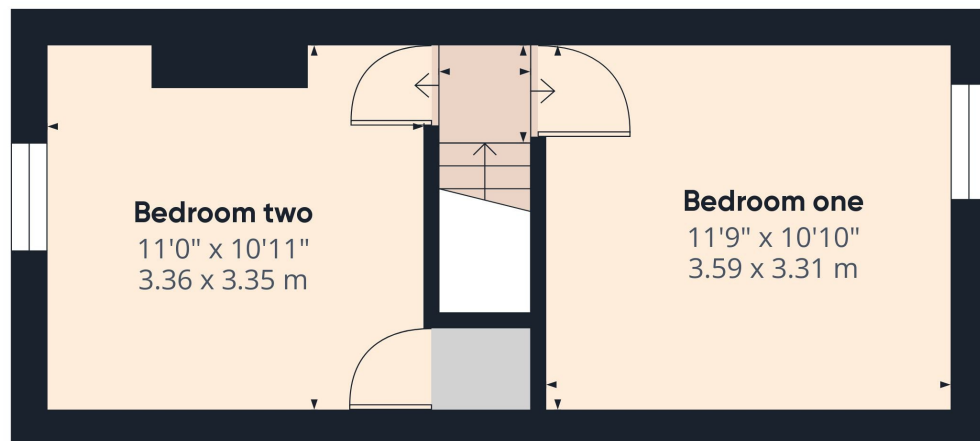
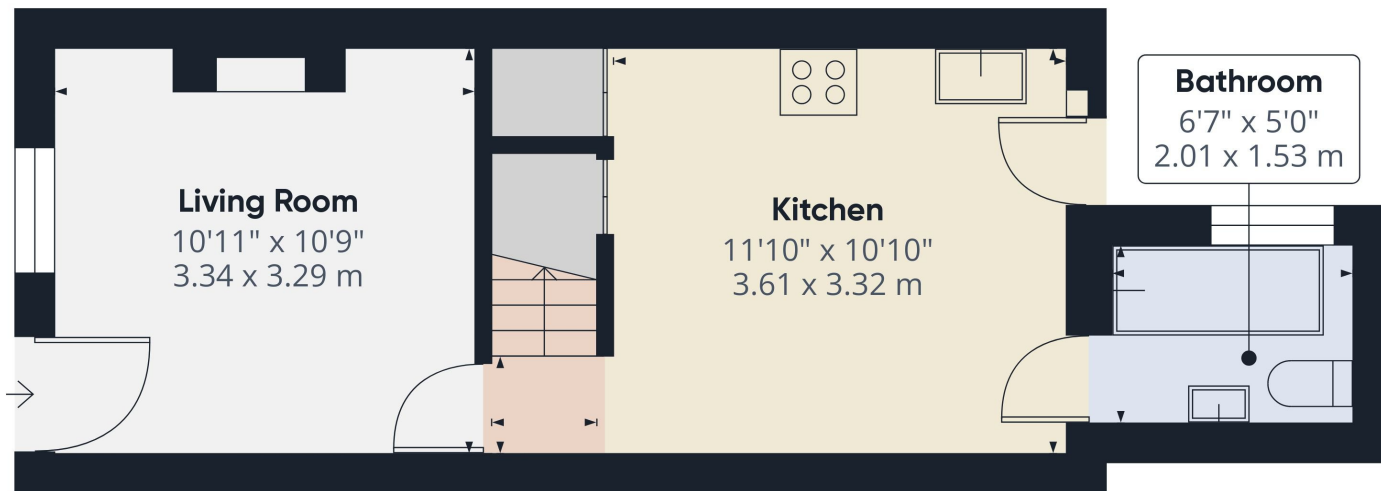
**Services** All mains services.

**Tenure** The property is Freehold

**Council tax** Band B

**Viewing** By arrangement with Pocock + Shaw





**Approximate total area**  
565.54 ft<sup>2</sup>  
52.54 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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