



William Smith Close, Cambridge
CB1 3QF

Pocock + Shaw

38 William Smith Close
Cambridge
Cambridgeshire
CB1 3QF

A 2 bedroom end of terrace house in this popular development within walking distance of the railway station.

- Walking distance to mainline station and Romsey Town
- Well suited to first time/ investment buyers
- Driveway parking to front and rear.
- Rear garden
- No upward chain

Guide Price £395,000



William Smith Close is an extremely popular scheme of flats and houses located next to the cycle bridge over the railway line and offering excellent access to the railway station and city centre itself. A diverse range of shops are available on Mill Road and a Sainsbury's supermarket is close at hand on Coldhams Lane.

This modern and well planned end of terrace home is perfectly positioned within a short walk of the mainline railway station and Romsey Town with a mix of independent shops, restaurants and cafes. The city centre and Addenbrookes hospital bio-medical campus are also easily accessible.

Offered with no upward chain, in detail, the accommodation comprises;

STORM PORCH with part-glazed door to

KITCHEN 7'11" x 6'5" (2.41 m x 1.96 m) with window to front, good range of fitted wall and base units with working surfaces and tiled splashbacks, stainless sink unit and drainer four ring electric hob with stainless steel chimney extractor hood over and electric oven below, space for under counter fridge/freezer, space and plumbing for washing machine.

ENTRANCE HALL Built-in cupboard with clothes hanging rail and shelving

SITTING/ DINING ROOM 15'5" x 11'8" (4.70 m x 3.56 m) Part glazed door and window to rear, stairs to first floor, two radiators.

FIRST FLOOR

LANDING Loft access hatch, doors to both bedrooms and bathroom

BEDROOM 1 11'11" x 11'8" (3.64 m x 3.56 m) Two windows to rear, raised recess area over stairwell, radiator.

BEDROOM 2 11'4" x 5'9" (3.45 m x 1.74 m) Window to front, radiator.

BATHROOM Window to front, fully tiled walls, paneled bath with chrome shower unit and glass shower screen over, vanity wash hand basin with mirror-fronted wall cabinet over, WC with concealed cistern, chrome heated towel rail, extractor fan, airing cupboard housing the Vaillant Eco Tec Plus 825 Gas combination boiler.

OUTSIDE Open plan lawned area to front with Birch tree and parking for one vehicle

Rear garden (10m x 4m approx) - low maintenance rear garden laid mainly to gravel with a paved patio area adjacent to the rear of the property, timber shed on paved base, double timber gates providing access into the rear garden for parking another vehicle if required.

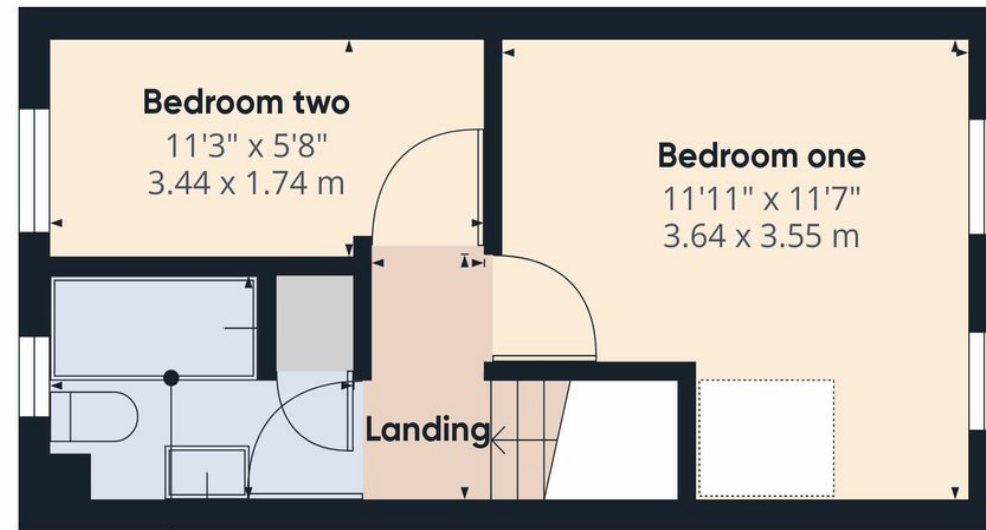
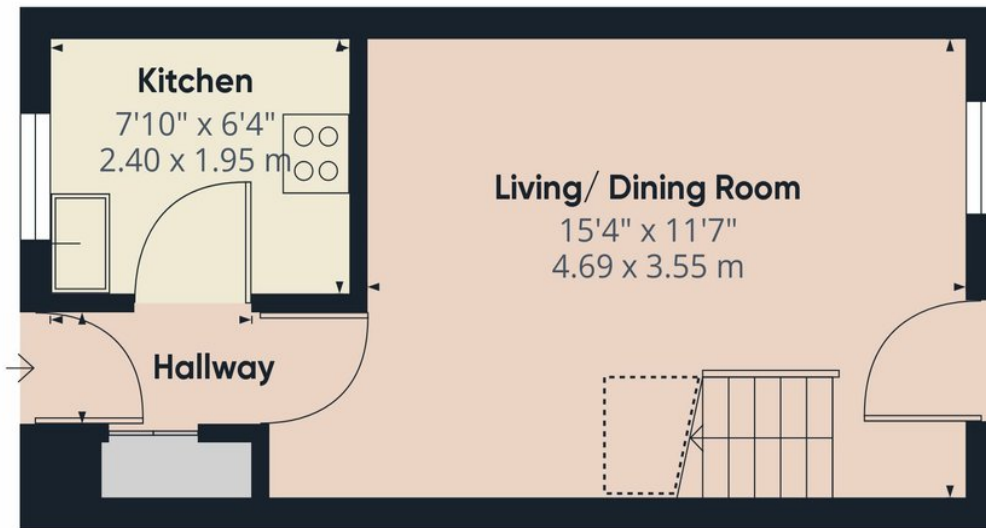
SERVICES All mains services

TENURE The property is Freehold

COUNCIL TAX Band C

VIEWING By Arrangement with Pocock + Shaw





Approximate total area

510.11 ft²
47.39 m²

Reduced headroom

13.93 ft²
1.29 m²



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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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