



Primary Court, Cambridge
CB4 1NB

Pocock + Shaw

16 Primary Court
Cambridge
Cambridgeshire
CB4 1NB

A one bedroom terraced house, located in the heart of Chesterton, just off of the High Street at the end of this private residential cul de sac.

- One bedroom mid terraced house
- Residential cul de sac
- Sought after near central location
- Fitted kitchen area
- Open plan living room
- First floor bedroom
- Gas central heating & double glazing
- Allocated car parking
- Paved patio garden
- No upward chain

Guide Price £275,000



Primary Court is a cul-de-sac just off the High Street in the very popular Chesterton area, a short distance from riverside walks and with a range of local amenities/ facilities close at hand. The City centre is about one and a half miles away and is easily reached on foot or cycle. There is also particularly good access to the Science Park areas on this side of Cambridge and to the A14/M11.

The house is relatively modern, has been upgraded and is tucked away towards the end of a small cul-de-sac and is of attractive style.

In detail the accommodation comprises:

Ground Floor Part glazed UPVC front door to

Entrance lobby with recessed ceiling spotlights, shelf and built in cupboard with electric meter and fuse box, coat hooks, laminate wood flooring, door to

Open plan Living Area/ Kitchen 15'8" x 11'8" (4.78 m x 3.56 m) with window to front, window and glazed door to rear patio garden, two radiators, modern fitted kitchen area with white high gloss units, roll top work surfaces and tiled splashbacks, breakfast bar area, electric cooker with stainless steel chimney extractor hood over, washing machine, stainless steel sink unit and drainer, Ideal Logic max combination boiler, understairs cupboard with power and fridge/freezer, laminate wood flooring, stairs to first floor.

First Floor

Landing with window to rear, loft access hatch, door to bathroom and door to

Bedroom 11'9" x 9'7" (3.59 m x 2.92 m) with window to front, radiator, (existing wardrobe to remain), deep built in over stair cupboard.

Bathroom with window to rear, panelled bath with fully tiled surround and Triton T80 electric shower over, WC, vanity wash handbasin with tiled splashbacks with glass shelf and shaver point over, mirror fronted wall cabinet.

Outside Enclosed paved courtyard garden with flower and shrub borders, fencing to the side.

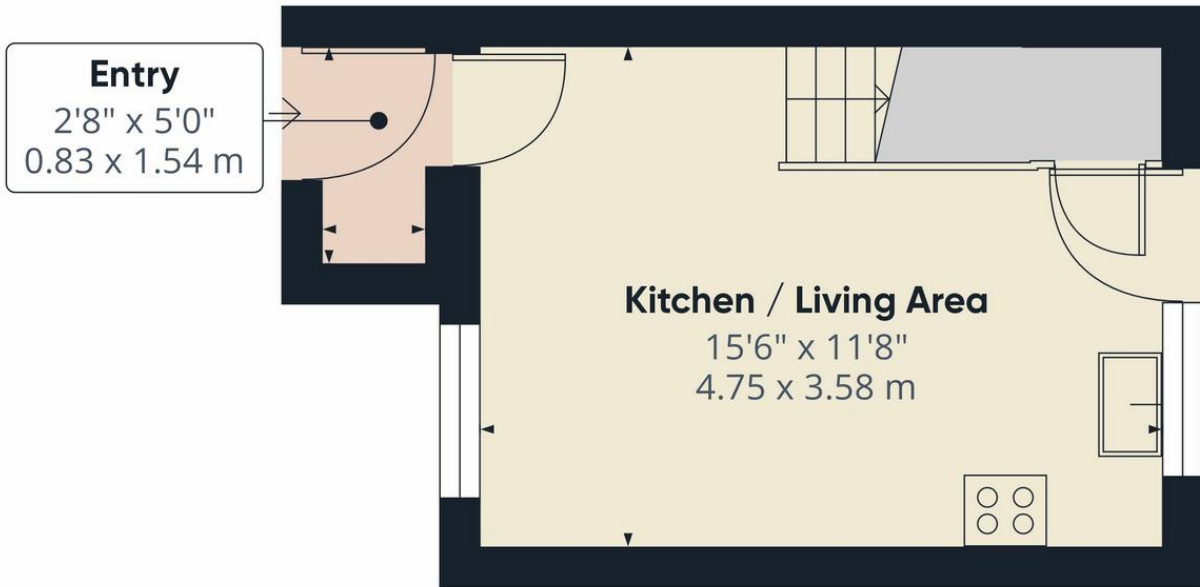
Services All mains services.

Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

355.96 ft²

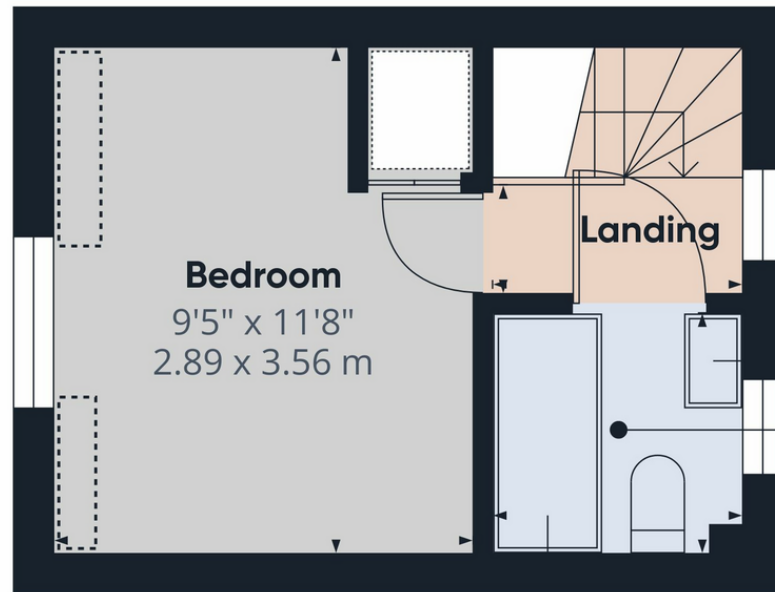
33.07 m²

Reduced headroom

7.32 ft²

0.68 m²

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | 67 |
| (55-68) | D | | |
| (39-54) | E | | 67 |
| (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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