



Kirkby Close, Cambridge
CB4 1XP

Pocock + Shaw

3 Kirkby Close
Cambridge
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A bright and spacious 4 bedroom terrace house enjoying a convenient and popular cul de sac position off Milton Road

- 4 bedroom house
- Bright and airy accommodation
- Cul de sac location
- Convenient for Cambridge North, the Science Parks and access into the city centre
- Spacious living room
- Fitted kitchen
- Gas central heating and double glazing
- Enclosed rear garden with good degree of privacy
- No upward chain

Guide Price £450,000



Kirkby Close is an established modern cul-de-sac located just off Milton Road and situated approximately 1.5 miles north of Cambridge City centre. Cambridge Science Park, access to the A14, guided busway and Cambridge North railway station are all within approximately 1 mile and the property is also a short walk to numerous facilities and shops situated on Milton Road and Chesterton Road. The property falls within catchment for Milton Road Primary School and Chesterton Community College.

This mid-terraced house enjoys a quiet cul de sac position and provides bright and spacious accommodation over two floors with the benefit of a garage conversion to provide a fourth bedroom.

The property should be of interest to home buyers and investors alike. In detail the accommodation comprises;

Ground Floor

Storm porch with part glazed front door to

Entrance Lobby with part glazed panels to one aspect, laminate wood flooring, glazed door to

Sitting/dining room 24'3" x 10'3" (7.39 m x 3.12 m) with window to front, patio doors to rear garden, two radiators, coving, stairs to first floor, door to bedroom 4 (see later) and glazed door to

Kitchen 10'4" x 8'10" (3.15 m x 2.68 m) with window and glazed door to rear garden, excellent range of modern fitted wall and base units with work surfaces and tiled splashbacks, built in four ring gas hob with extractor hood over, eye level Bosch electric oven and microwave, fridge/freezer and washing machine to remain, recessed ceiling spotlights, large polished porcelain floor tiles.

Bedroom 4 15'11" x 8'5" (4.86 m x 2.56 m) with window to front, mirror fronted built in wardrobes to part of one wall, radiator, useful under stairs storage cupboard, laminate wood flooring.

First Floor

Landing with loft access hatch with drop down ladder, storage and light, pine floorboards, doors to

Bedroom 1 12'6" x 8'1" (3.81 m x 2.47 m) with window to rear, radiator, built in wardrobes to one wall, pine floorboards, built in corner desk unit, radiator.

Bedroom 2 12'0" x 9'11" (3.66 m x 3.01 m) with window to front, radiator, pine built in wardrobe to part of one wall, pine floorboards.

Bedroom 3 9'6" x 8'10" (2.89 m x 2.69 m) with window to front, radiator, built in wardrobe to part of one wall, pine floorboards.

Bathroom with window to rear, panelled bath with fully tiled surround and chrome shower unit over, tiled top with inset wash handbasin and tiled splashbacks, cupboard and shelving below, radiator, recessed ceiling spotlights, built in cupboard, pine floorboards.

Separate WC with window to rear, WC, pine floorboards.

Outside Brick paved area with adjacent driveway to front with off road parking for one vehicle. 6.5m x 5m (approx) low maintenance rear garden mainly paved enclosed by timber fencing and pedestrian access gate, flower and shrub borders, outside tap. The whole with a good degree of privacy.

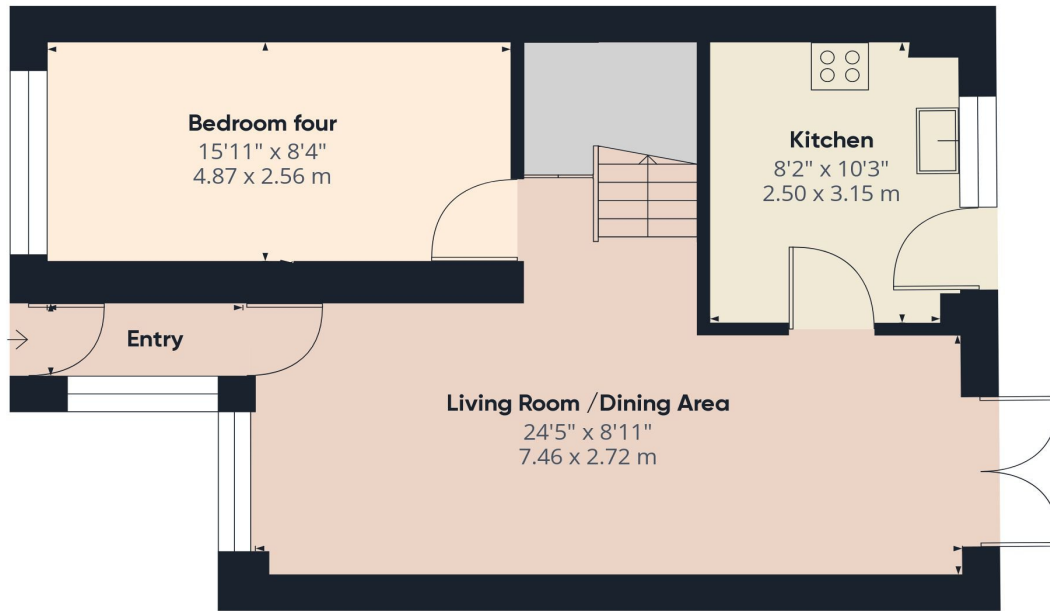
Services All mains services

Tenure The property is Freehold

Council tax Band C

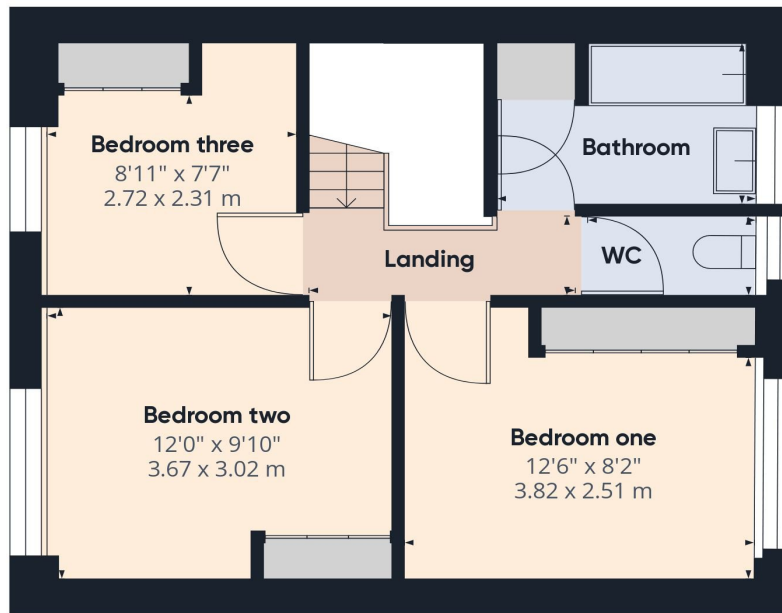
Viewing By arrangement with Pocock & Shaw





Approximate total area

975.84 ft²
90.66 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

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