



Catharine Street, Cambridge
CB1 3AW

Pocock+Shaw

12 Catharine Street
Cambridge
Cambridgeshire
CB1 3AW

An attractive two bedroom semi detached Victorian city home with the benefit of a useful loft space and garden studio. The property features a 36ft easterly facing rear garden, is well presented and offered with no onward chain.

- Victorian semi detached
- Offered with no onward chain
- Attractive gardens with pedestrian access
- Brick built garden studio
- Useful loft space with dormer window
- 2 bedrooms
- Bathroom and shower room
- Convenient location

Guide Price £475,000



An attractive Victorian semi detached city home situated in the heart of Romsey Town, offering well presented accommodation arranged over two floors, with the added benefit of useful loft space and a large brick built detached garden studio. The property is offered with no onward chain and provides easy access to Cambridge City centre, Railway Station and a wide range of local shops and cafes.

Living room 21'5" x 10'9" (6.53 m x 3.28 m) with door to front with fanlight over, double glazed sash window to front, radiator, open brick fireplace with freestanding woodburning stove and slate hearth. Fitted shelving, open through to dining area with stairs to first floor with range of storage cupboards under (one containing plumbing for washing machine). Radiator and double glazed window to rear. Attractive coloured glass door to kitchen.

Kitchen 9'0" x 5'10" (2.74 m x 1.78 m) with range of fitted wall and base units, granite working surfaces with one and a half bowl sink and mixer tap, inset electric hob and oven under, space for fridge and plumbing for dishwasher, window and glazed door to side, attractive curved door to bathroom

Bathroom 8'10" x 5'1" (2.69 m x 1.55 m) with vanity wash handbasin with mixer tap, low level WC, panelled bath with shower attachment, tiled flooring, velux roof light and inset spot lights, window to side.

Lean to 8'5" x 4'10" (2.57 m x 1.47 m) with an array of double glazed windows to side and rear, double glazed door to garden, slate floor, range of fitted cupboards with wooden worktops with space for tumble drier and power and light laid on.

First Floor

Landing with door to stairwell with stairs leading to loft space.

Bedroom 1 10'4" x 10'4" (3.15 m x 3.15 m) with double glazed sash window to front, two recessed wardrobes, range of further fitted wardrobes and radiator.

Bedroom 2 8'4" x 8'2" (2.54 m x 2.49 m) with double glazed window to rear, radiator, range of recessed overstairs storage, door to shower room.

Shower room 9'1" x 5'11" (2.77 m x 1.80 m) with fitted suite comprising low level WC, shower enclosure with wall mounted controls, fully tiled, oriel window to side, chrome heated towel rail, cupboard containing Vaillant central heating boiler.

Loft space velux roof window to front, attractive exposed brick chimney breast and large multi paned dormer window to rear.

Outside Attractive east facing garden extending to approximately 36ft with two gated side pedestrian access points, enclosed with hedge and wooden panel fencing along with decked and brick seating areas and outside tap.

Garden studio 10'0" x 8'0" (3.05 m x 2.44 m) Attractive brick built garden studio with door and window to the garden, power and light laid on.

Services All mains services.

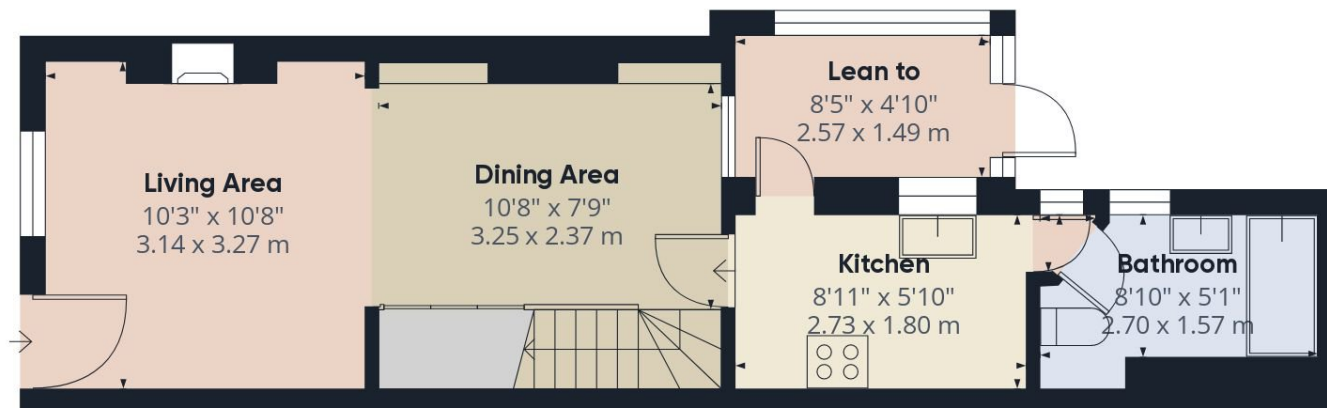
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



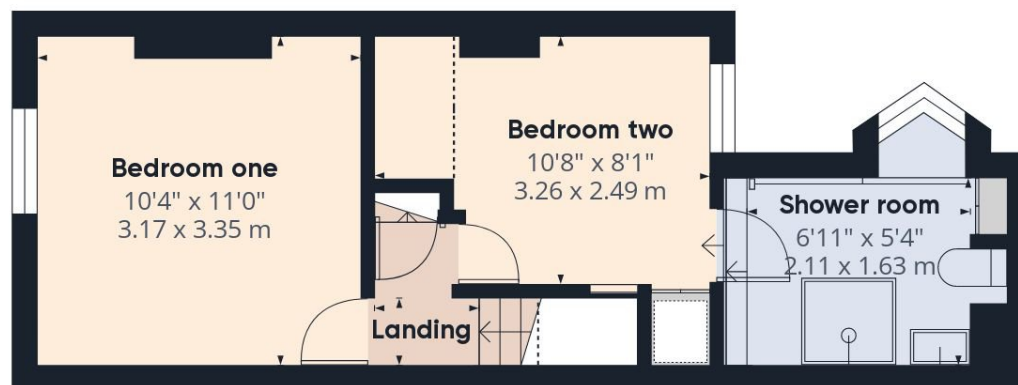




Approximate total area

364.58 ft²

33.87 m²



Approximate total area

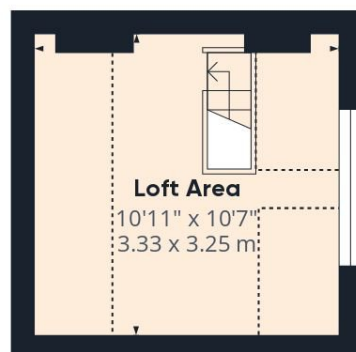
263.51 ft²

24.48 m²

Reduced headroom

12.6 ft²

1.17 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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