



Ashvale, Cambridge
CB4 2SZ

Pocock + Shaw

11 Ashvale
Cambridge
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A 4 bedroom semi detached property enjoying a highly convenient location just to the north of the city centre

- 4 bedroom semi detached property
- Fourth bedroom with en suite shower room
- Two reception rooms
- Fitted kitchen
- Gas central heating
- Southerly facing rear garden
- Driveway and gravelled area to front
- No upward chain
- Suitable for investors and homebuyers

Guide Price £450,000



A 4 bedroom semi-detached family home featuring two reception rooms, kitchen with access to the southerly facing garden, WC, bathroom and three bedrooms with built in wardrobes to the two larger bedrooms. The garage has been converted to provide a good sized fourth bedroom with its own en suite shower room.

Outside, the property has a driveway and low maintenance gravelled area, providing off road parking for 3 vehicles. The property enjoys an enclosed southerly facing rear garden with a good degree of privacy.

Ashvale is located in a quiet residential area from Arbury Road, well placed for access to the world renowned Science Park, the Cambridge Business Park, with close proximity to the A14/M11 road networks and just a short cycle ride to the Cambridge North Railway Station with direct links to London Kings Cross. There is local schooling at Arbury Primary School with secondary provision at North Cambridge Academy, with more in the vicinity to include The Grove Primary School and Chesterton Community College.

Storm porch with glazed door and side panel to

Entrance hall with stairs to first floor, under stair cupboard.

Living Room 11'10" x 11'10" (3.61 m x 3.61 m) (currently being used as a bedroom) with large full length window to front, radiator, laminate wood flooring.

Kitchen 8'10" x 8'9" (2.68 m x 2.66 m) with glazed door and window to rear, good range of fitted wall and base units, stainless steel sink unit and drainer with mixer taps, built in electric hob with extractor hood over and electric oven below, space and plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring, wall mounted Vaillant gas combination boiler.

Dining room 11'6" x 8'6" (3.51 m x 2.60 m) with window to rear with views to garden, radiator, laminate wood flooring.

Bedroom 4 21'0" x 7'6" (6.40 m x 2.29 m) currently set up as a studio room with sitting/bedroom area, window

to front, wall light points, radiator, pine built in wardrobe cupboard to one wall, laminate wood flooring, glazed door to

En suite shower room with window to rear, curved shower cubicle with aqua board surround and chrome shower unit with tiled splashbacks, WC, wash handbasin with tiled splashbacks, extractor fan, part tiled walls.

First Floor

Landing with loft access hatch with pull down ladder and lighting, radiator, laminate wood flooring, built in cupboard with slatted wood shelving.

Bedroom 1 11'8" x 9'9" (3.56 m x 2.97 m) with window to front, radiator, double doors to built in wardrobe cupboard, laminate wood flooring.

Bedroom 2 10'2" x 9'10" (3.09 m x 2.99 m) with window to rear, laminate wood flooring, doors to built in wardrobe cupboard, radiator.

Bedroom 3 8'2" x 7'10" (2.50 m x 2.40 m) with window to front, radiator, laminate wood flooring.

Bathroom with window to rear, fully tiled walls, panelled bath with mixer taps and shower attachment and glass shower screen, vanity wash handbasin with mirror over.

Separate WC with window to rear, WC, fully tiled walls

Outside Low maintenance front garden area with driveway and gravel off road parking for 3 vehicles, 2 timber bike racks. Southerly facing rear garden (10m x 8.5m approx) mainly laid to lawn with fenced surround.

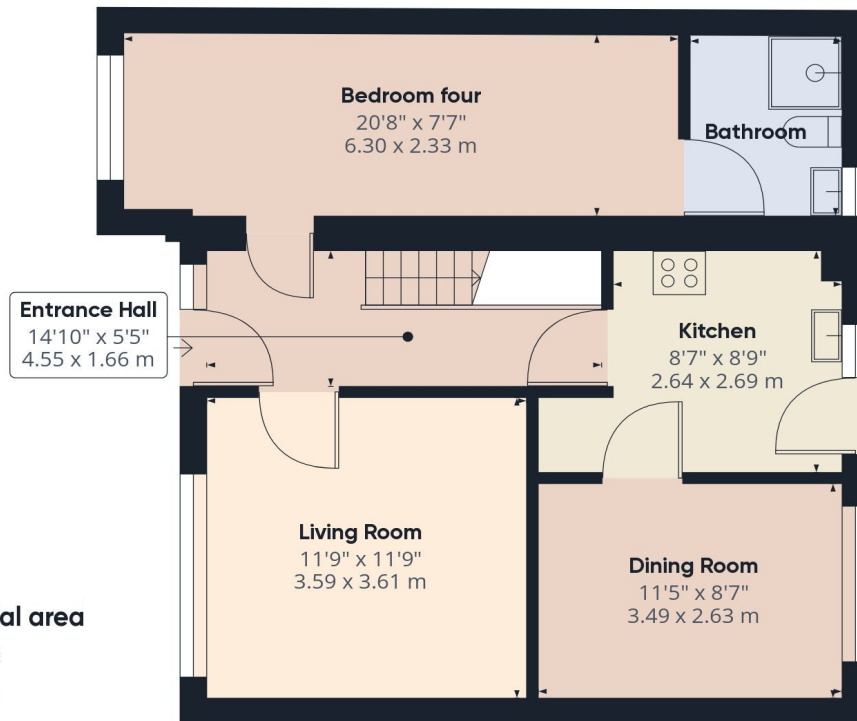
Services All mains services.

Tenure The property is Freehold

Council tax Band C

Viewing By arrangement with Pocock & Shaw

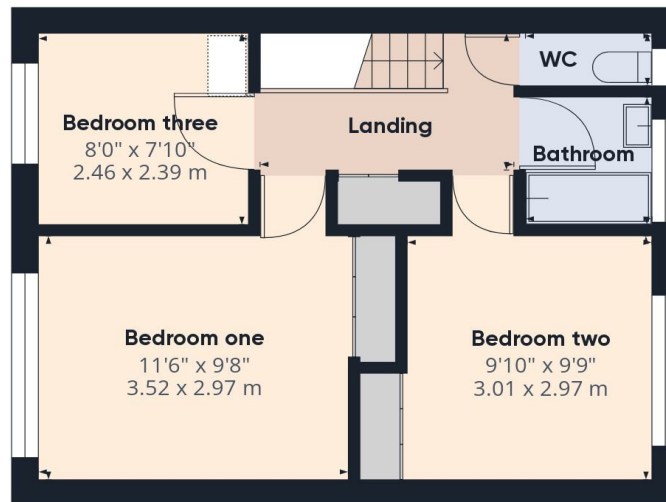




Approximate total area

997.47 ft²

92.67 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(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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