



Church End, Cambridge
CB1 3LF

Pocock+Shaw

143 Church End
Cambridge
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An attractive Victorian end terrace house, of much character, with well arranged accommodation over 3 floors and a large delightful garden, the whole enjoying a pleasant position within Cherry Hinton.

- End of terrace period house
- Living room with pine floorboards
- Well fitted Kitchen with views to garden
- Two Bedrooms and office
- First floor bathroom
- Gas central heating
- Double glazing
- Delightful enclosed rear garden 120 ft rear garden
- Lots of charm and character - must be viewed to be appreciated

Guide Price £415,000



Church End is situated between the High Street and Rosemary Lane in the older part of Cherry Hinton about 3 miles south east of the city centre. Excellent facilities are readily accessible including a variety of shops in the High Street, doctors surgery, primary school, supermarket and sport and fitness centre. It is also well placed for access onto the areas principal road routes.

This attractive Victorian house is at the end of a terrace of three, standing back from the road behind a grassed area. It has been extensively and sympathetically refurbished to include a well designed loft conversion, and now has well arranged accommodation over three floors. The house is narrower at the rear than at the front and the irregular shape of the rooms add to the charm and character. The lovely landscaped rear garden is another particular feature, offering much privacy and extending to approximately 120ft.

Ground Floor Part glazed side door (used as main entrance door)

Entrance hallway with stairs to first floor, understairs cupboard, ceiling mounted spotlight unit, coat hooks, ceramic tiled flooring, doors to living room (see later) and door to

Kitchen 10'7" x 7'8" (3.23 m x 2.34 m) with window to rear with views to garden, excellent range of Shaker style wall and base units with solid oak block work surfaces and tiled splashbacks, ceiling mounted spotlight unit, one and a half bowl sink unit and drainer, integrated washing machine, Bosch stainless steel four ring gas hob with stainless steel chimney extractor hood over and electric oven below, space for fridge/freezer, wall mounted Baxi 800 gas combination boiler, radiator, ceramic tiled flooring.

Living room 12'2" x 10'8" (3.70 m x 3.25 m) with part glazed door and window to front with views to a small green area with cherry tree, radiator, exposed timber floorboards.

First Floor

Landing with window to side, radiator, stairs to second floor, door to bathroom (see later) and door to

Bedroom one 11'10" x 10'6" (3.60 m x 3.20 m) with window to front, radiator, exposed timber floorboards.

Bathroom with window to rear with views to garden, panelled bath with fully tiled surround, Victorian style mixer taps and shower attachment over, WC, wash handbasin with tiled splashbacks, radiator, extractor fan, door to good sized airing cupboard with hanging rail and slatted wood shelving, painted floorboards.

Second floor with recessed bookshelves to half landing, window to side, ceiling mounted spotlight unit, doors to

Bedroom two 9'9" x 9'1" (2.98 m x 2.76 m) with velux window to rear, radiator, wall mounted spotlight unit, part restricted head height.

Office 11'2" x 8'4" (3.41 m x 2.53 m) with large window to rear with views to garden and beyond, old style radiator, recessed ceiling spotlights.

Outside Paved path to side leading to a paved patio area (immediate neighbours enjoy pedestrian right of way over this area). Architect designed wrought iron gate and timber fence leading to the quite delightful and large rear garden (38m approx x 6.5m approx). Paved patio area leading onto a lawn, boarded by well stocked flower and shrub borders. This opens up to a good sized shaped lawn with further well stocked and maintained borders with apple tree. A gravelled path then leads via a further productive vegetable area with raised beds, gravelled surround and delightful sunny seating area providing a high degree of privacy and seclusion. At the back of the vegetable area there is a timber shed and greenhouse on a paved base.

Services All mains services.

Tenure The property is Freehold

Council Tax Band B

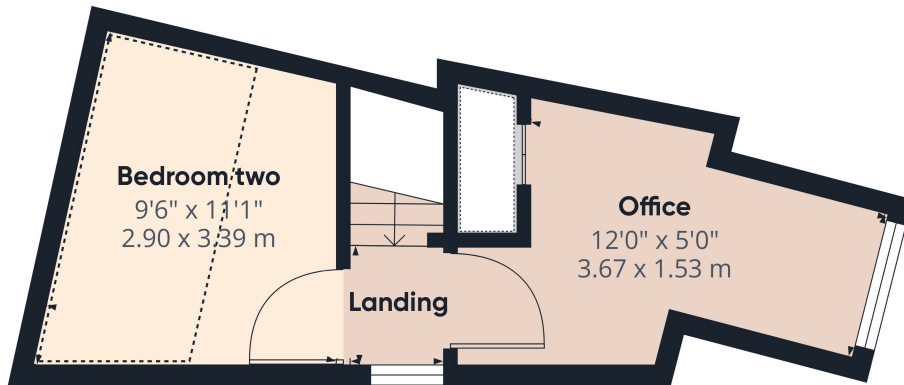
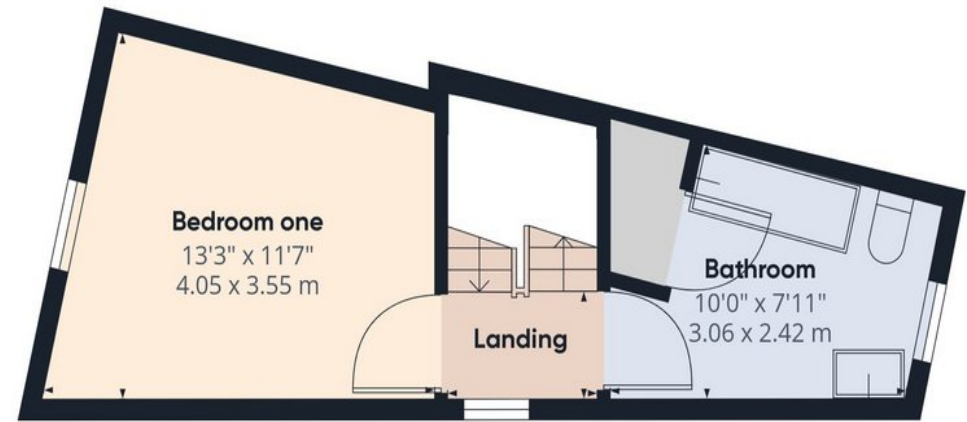
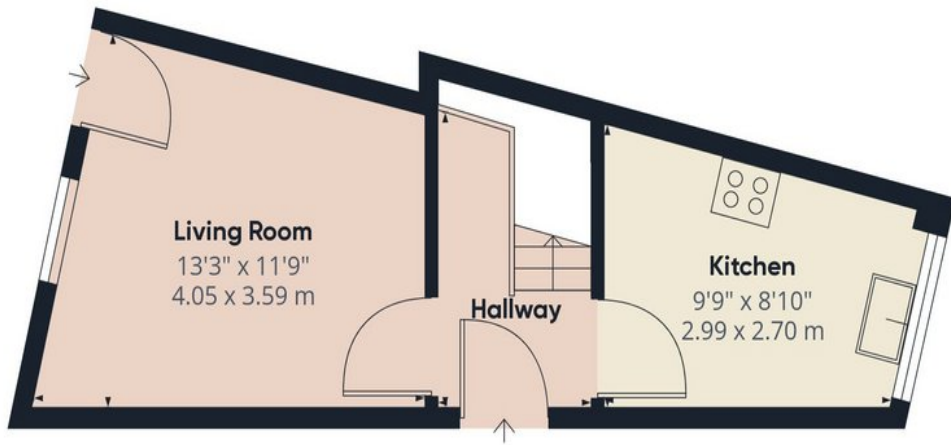
Viewing By Arrangement with Pocock + Shaw



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Approximate total area

697.21 ft²
64.77 m²

Reduced headroom

48.9 ft²
4.54 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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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