



Regent Terrace, Cambridge, CB2 1AA



pocock & shaw

Residential sales, lettings & management

9 Regent Terrace
Cambridge
CB2 1AA

A one bedroom period cottage enjoying a central location with views to Parker Piece.

- Period cottage
- Views towards Parkers Piece
- Sitting room
- Kitchen/dining room
- Rear hallway
- WC/Cloakroom
- Some period features
- Enclosed courtyard
- Central city location
- No upward chain

Offers around £390,000



A rare opportunity to purchase a one bedroom house in Regents Terrace in central Cambridge with views towards Parkers Piece.

The property would benefit from some updating and would suit a buyer looking to put their own stamp on a home in such a central location.

Regent Terrace overlooks Parkers Piece and enjoys a highly central and sought after location. The property is close to a wide range of amenities including shops, eateries and is within walking distance to Cambridge train station

In detail the accommodation comprises:-

Glazed door to

SITTING ROOM 13' 11" max x 14' 0" (4.24m x 4.27m) with window to front, stairs to first floor, brick open fireplace, radiator, ceiling timber, desk/shelving to one wall, two windows to side.

KITCHEN/DINING AREA 12' 2" x 7' 9" (3.71m x 2.36m) with window to rear, gas cooker point, work top with circular stainless steel sink unit and drainer, radiator, fireplace (boarded), sliding cupboard unit, ceiling timber, timber floorboards, part glazed door to

REAR LOBBY AREA with timber double doors to small courtyard area, radiator, timber floorboards, part glazed door to

WC/UTILITY AREA 6' 2" max x 5' 9" (1.88m x 1.75m) with window to side, ceramic sink unit and drainer, plumbing for washing machine, wall mounted 'Concord' gas boiler, wc with high level cistern.

FIRST FLOOR

BEDROOM 14' 7" x 11' 7" approx (4.44m x 3.53m) with secondary glazed window to front with views to Parkers Piece, radiator, fireplace (boarded), built in wardrobe with sliding doors, airing cupboard with lagged hot water tank and shelving, glazed doors to small roof terrace area, door to

BATHROOM with window to rear and window to side, panelled bath with tiled surround, wash handbasin, bidet, radiator, extractor fan.

OUTSIDE 12' x 9' 4" max (3.66m x 2.84m) Enclosed rear courtyard with side access gate. Outside tap. Outside light.

SERVICES All mains services

TENURE The property is Freehold

COUNCIL TAX Band D

VIEWING By arrangement with Pocock & Shaw

KBG/17238



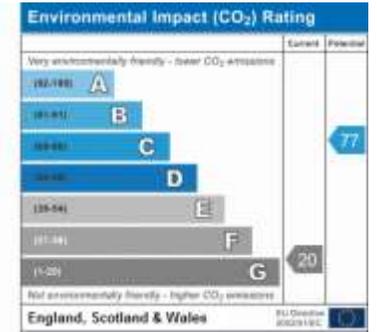
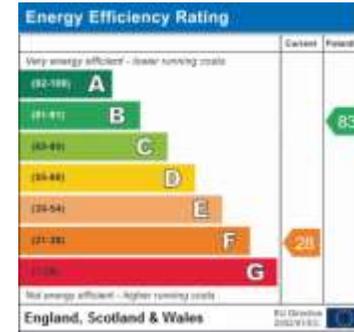
Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.4 sq. feet)



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