



Cheney Way, Cambridge, CB4 1UD



pocock & shaw

Residential sales, lettings & management

18 Cheney Way  
Cambridge  
CB4 1UD

A three bedroom semi-detached residence in this highly popular city location close to the river and Science Park and within easy walking distance of the Cambridge North Railway Station.

- 3 Bedroom semi-detached residence
- Fitted kitchen
- Sitting room opening onto dining area
- 3 first floor bedrooms
- Gas central heating
- Double glazing
- 37'0 Carport
- 22'7 Garage
- 60 ft rear garden
- No upward chain

Offers around £425,000



Cheney Way is in the northeast corner of the city. Cambridge North Station is a 4 minute walk away and well placed for the nearby Science/Business Parks and A14. Enjoy cycling or a short walk along the river to Stourbridge and Midsummer Common on your way into the centre of Cambridge.

In detail, the accommodation comprises:

**HALLWAY** with part-glazed door and side panel to front, stairs to first floor, radiator, doors to kitchen and

**SITTING ROOM** 13' 5" x 12' 0" (4.09m x 3.66m) with window to front, mantelpiece with tiled inserts/hearth, inset real flame coal effect gas fire, opening onto;

**DINING AREA** 10' 6" x 8' 9" (3.2m x 2.67m) with double glazed sliding door to rear garden, radiator, door to;

**KITCHEN** 10' 6" x 8' 9" (3.2m x 2.67m) with window to rear overlooking the garden, good range of fitted wall and base units with worktops and tiled splashbacks, cupboard housing the Potterton gas central heating boiler, under-unit lighting, built-in Bosch 4 ring electric hob with Indesit electric oven below and a stainless steel chimney extractor hood over, space and plumbing for a washing machine, space for fridge/freezer, lobby are with part glazed door to side, understair cupboard housing the electric consumer unit and meters.

## FIRST FLOOR

**LANDING** with window to side (on half-landing) airing cupboard with lagged hot water tank and slatted wood shelving, loft access hatch.

**BEDROOM 1** 12' 2" x 11' 1" (3.71m x 3.38m) with window to front, radiator,, ceiling mounted fan/light unit, existing mirror-fronted wardrobe unit to remain, cable media point.

**BEDROOM 2** 11' 6" x 10' 6" (3.51m x 3.2m) with window to rear, radiator, ceiling mounted light/fan unit, cable media point.

**BEDROOM 3** 8' 8" x 8' 4" (2.64m x 2.54m) with window to front, ceiling mounted light/fan unit, radiator.

**BATHROOM** with window to rear, pine tongue and groove panelled bath part-tiled surround, wash hand basin, radiator.

**SEPERATE WC** with window to side, WC.

**OUTSIDE** Front garden area with lawn and flower/shrub borders, paved driveway providing off road parking for two vehicles, double timber gates to

**CARPORT** (37'0" X 7'11") with lighting, leading onto the;

**GARAGE** ( 22'7" X 9'8") with timber up and over door to front, two window to rear, window and personal door to side.

**REAR GARDEN** enclosed rear garden (60ft approx) with a paved patio area adjacent to the rear of the house (with outside tap) leading onto a mainly lawned rear garden with path and flower/shrub borders.

**TENURE:** Freehold

**SERVICES** All mains services connected

**COUNCIL TAX** Band D

**VIEWING** By prior appointment with Pocock & Shaw





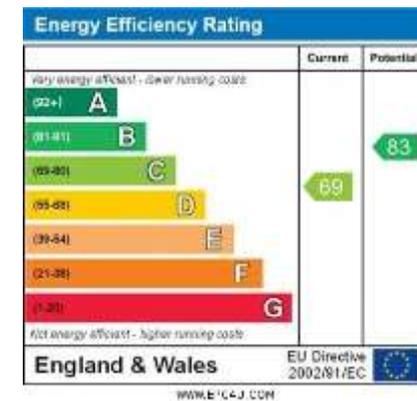
Approximate net internal area: 441.72 ft<sup>2</sup> / 41.04 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 418.98 ft<sup>2</sup> / 38.92 m<sup>2</sup>  
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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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