



Craister Court, Cambridge, CB4 2SH



pocock & shaw

Residential sales, lettings & management

40 Craister Court
Cambridge
CB4 2SH

A well proportioned three bedroom home, on a good sized corner plot with garage and off road parking, located just to the north of the city.

- 3 bedroom house
- Cloakroom
- Kitchen/Breakfast Room
- Reception room - currently divided into 2 rooms
- Conservatory
- Gas central heating
- Double glazing
- Rear garden with parking
- No upward chain
-

Offers around £335,000

Draft Particulars

All information subject
to confirmation by the
vendor



Craister Court is conveniently located just off Northfield Avenue which in turn is off Campkin Court. There are a number of shops and amenities including a primary school, all of which are only a short walk away and there is a regular bus service to the city centre.

AGENTS NOTE

This property is currently rented and whilst being sold with no upward chain, the existing tenants will need to be given formal notice once a sale has been agreed etc. At the time of writing, tenants are entitled to a 6 month notice period although we understand that they may decide to vacate earlier.

GROUND FLOOR

Part glazed upvc front door to

ENTRANCE HALL with timber open tread stairs to first floor, radiator, coving.

CLOAKROOM with window to front, wc, wash handbasin with tiled splashbacks, built in recessed cupboard, radiator.

FRONT ROOM 12' 2" x 10' 9" (3.71m x 3.28m) with window to front, coving, radiator.

REAR ROOM 9' 2" x 9' 0" (2.79m x 2.74m) with glazed door and side panel to conservatory, radiator, (this room is accessed from the conservatory (see floor plan),

AGENTS NOTE The front and rear rooms could be opened up to create one larger room by the removal of a stud partition.

KITCHEN/BREAKFAST ROOM 11' 0" x 10' 11" (3.35m x 3.33m) with glazed door and window to conservatory, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, space for electric cooker, stainless steel sink unit and drainer, space and plumbing for washing machine, space for under counter fridge and freezer, radiator, stainless steel chimney extractor hood.

CONSERVATORY 12' 10" x 9' 6" (3.91m x 2.9m) Upvc double glazed conservatory with power and lighting, laminate wood flooring, doors to built in cupboard and door to

BUILT IN STORE 5' 5" x 5' 0" (1.65m x 1.52m) with lighting and power.

FIRST FLOOR

LANDING with doors to;

BEDROOM 1 14' 3" x 8' 5" (4.34m x 2.57m) excluding door recess area with window to rear, radiator, good size built in wardrobe cupboard with hanging rail and shelving.

BEDROOM 2 11' 0" x 9' 7" (3.35m x 2.92m) with window to rear, double doors to built in cupboard with hanging rail and shelving., radiator.

BEDROOM 3 8' 5" x 7' 0" (2.57m x 2.13m) excluding door recess with window to front, double doors to built in wardrobe cupboard, radiator.

BATHROOM with window to front, panelled bath with fully tiled surround, shower screen and Triton electric shower over, wc, wash handbasin with part tiled wall behind, strip light and shaver point over, radiator, loft access hatch, wall mounted Glow Worm gas central heating boiler.

OUTSIDE Open plan front garden opening onto a landscaped area forming part of the residential square.

Rear garden/parking area 25' x 20' approx. with double timber gates to allow vehicular access, mainly paved area with lawn and stone edged flower and shrub borders. Covered bike storage/seating shelter to the rear of the property



SERVICES All mains services.

TENURE The property is Freehold.

COUNCIL TAX Band B

VIEWING By arrangement with Pocock and Shaw

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92+1	A		89
81-91	B		
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Approximate net internal area: 1013.54 ft² / 94.16 m²
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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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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2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk