

**APPROVED
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I have read your notice concerning
The Property Misdescriptions Act

.....Signature

.....Date

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provided A.S.A.P.

Norwich Street, Cambridge, CB2 1NE



pocock & shaw

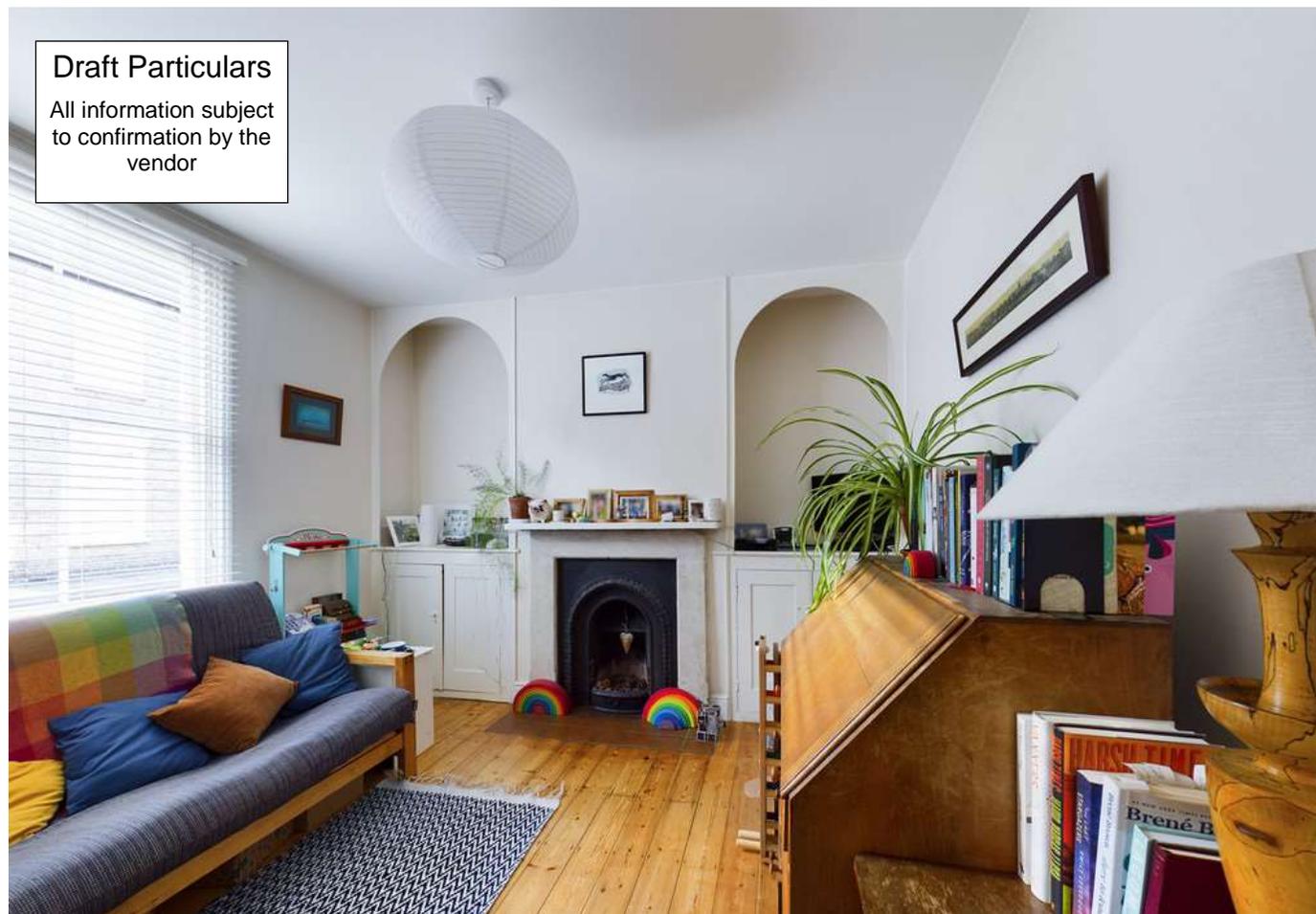
Residential sales, lettings & management

62 Norwich Street
Cambridge
CB2 1NE

A 2 bedroom Victorian terrace, well situated for access to the city centre, choice of independent schools and a mainline railway station.

- Victorian cottage
- Convenient and sought after city location
- Many appealing features
- Sitting Room
- Dining room
- Fitted kitchen
- Gas central heating
- Two bedrooms
- First Floor bathroom
- No upward chain

Guide Price around £550,000



A charming Victorian terraced home with a delightful courtyard garden located in this established and highly desirable residential area just moments from the railway station.

Norwich Street lies within a Conservation Area and runs between Hills Road and Panton Street. Some of the most highly regarded schools in the city, such as St Faith's, The Ley's, St Mary's and The Stephen Perse schools (from pre-prep to sixth form), are within walking or cycling distance. Parkside Community College is also within about half a mile. The property is also conveniently placed for access to the city centre,

For the commuter, the city's mainline railway station provides regular services to King's Cross and Liverpool Street in 52 and 67 minutes respectively and the nearby M11 provides good access to Stansted Airport, the M25 and London

In detail the accommodation comprises;

Front door with fanlight over to

ENTRANCE HALL with stripped pine floorboards, radiator, stairs to first floor, doors to

SITTING ROOM 11' 2" x 10' 11" (3.4m x 3.33m) with sash window to front, period fireplace with tiled hearth, coved alcoves to both sides of chimney breast with built in cupboards, radiator, stripped pine floorboards.

DINING ROOM 11' 4" x 9' 11" (3.45m x 3.02m) with sash window to rear, fireplace with tiled hearth, built in cupboards to both sides of chimney breast, radiator, door to understairs cupboard, stripped pine floorboards, doorway to

KITCHEN 10' 10" x 6' 10" (3.3m x 2.08m) with part glazed door and double glazed window to side, good range of white high gloss fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, built in Bosch electric oven with aperture for microwave over, space and plumbing for washing machine and washer dryer, integrated fridge freezer, -

built in Bosch electric hob with Bosch stainless steel chimney extractor hood over, recessed ceiling spotlights, radiator, ceramic tiled flooring.

FIRST FLOOR

LANDING with loft access hatch, stripped pine floorboards.

BEDROOM 1 14' 2" x 10' 11" (4.32m x 3.33m) a bright room with southerly facing sash window to front, period fireplace with tiled hearth, built in shelved cupboard to one side of chimney breast, radiator, stripped pine flooring.

BEDROOM 2 9' 11" x 9' 0" (2.71m x 2.74m) with sash window to rear, radiator, stripped pine floorboards.

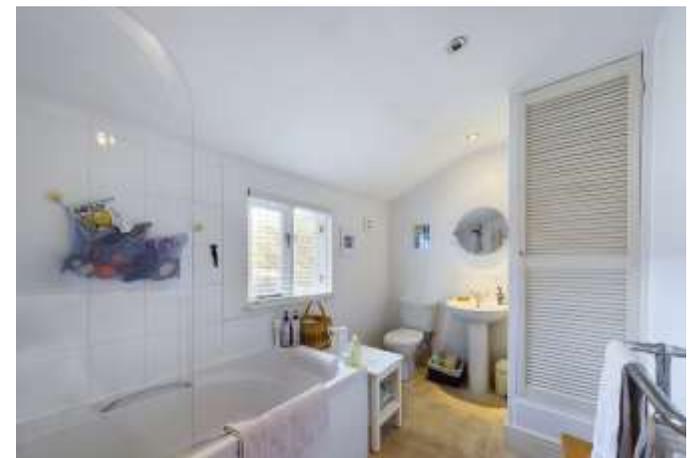
BATHROOM with double glazed window to side, panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, wc, wash handbasin with tiled splashbacks, chrome heated towel/radiator, extractor fan, recessed ceiling spotlights, cupboard housing the Vaillant gas central heating boiler.

OUTSIDE Attractive mainly paved rear garden enclosed by brick walling and fencing, flower and shrub borders.

SERVICES All mains services

TENURE The property is Freehold.

VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			



Ground Floor Building 1

Approximate total area⁽¹⁾

713.46 ft²

66.28 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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