



Silverwood Close, Cambridge
£485,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A well-presented, period property situated within a popular area of Cambridge, close to local amenities and fronting onto a communal green which creating a family orientated feel. The property provides three bedrooms, along with two reception rooms, recently fitted kitchen and enclosed rear garden.

INTERIOR

Entering through the front door there is a door to the living room and stairs to first floor, wooden floor boards, feature fireplace and bay window, opens to dining room with original fireplace, door to rear garden, opens to recent fitted kitchen.

Upstairs, off the landing, are doors leading to 3 bedrooms and family bathroom.

EXTERIOR

To the front of the property is a gravel driveway enclosed by shrubs providing off road parking for one car.

The rear garden is laid to lawn with patio, mature shrubs to borders and enclosed by fencing. There is a right of way access for the neighbouring properties leading through the rear garden.



LOCATION

KEY FEATURES

Bay-Fronted Mid-Terrace	City Centre Location
Three Bedrooms	No Onward Chain
Original Features Throughout	Enclosed Rear Garden
Period Property	Modern Kitchen
Walking Distance to Amenities	Green Frontage





Cambridge is well known as being the main centre of the Silicon Fen and many major companies have their businesses located here such as AstraZeneca, Marshalls, Vindis, Napp, Arm holdings and Google to name a few. An interesting fact is that over 40 per cent of the workforce have a higher education qualification which is more than twice the national average. Cambridge University and Addenbrooke's Hospital are two world-renowned attractions of this beautiful city.

The city is divided into 14 electoral wards: Abbey, Arbury,

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ADDITIONAL INFORMATION

Local Authority
Cambridge City Council

Council Tax Band
C

Services
Mains

Transport Links
Train and bus links

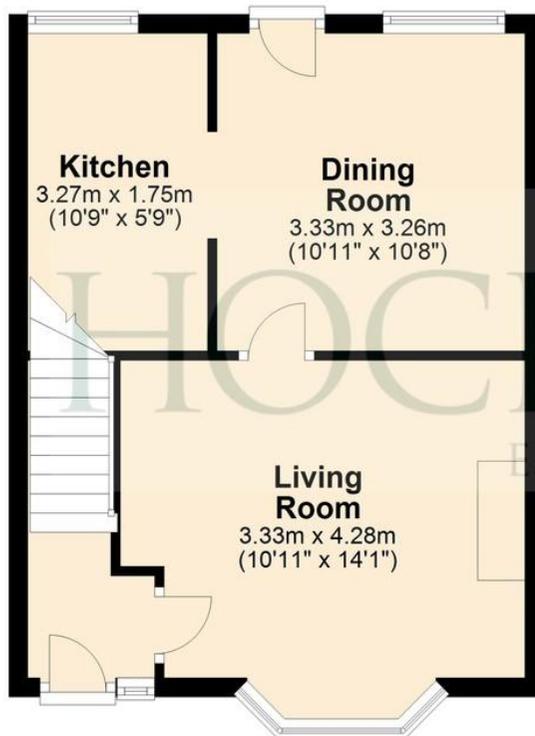
Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
Chain free

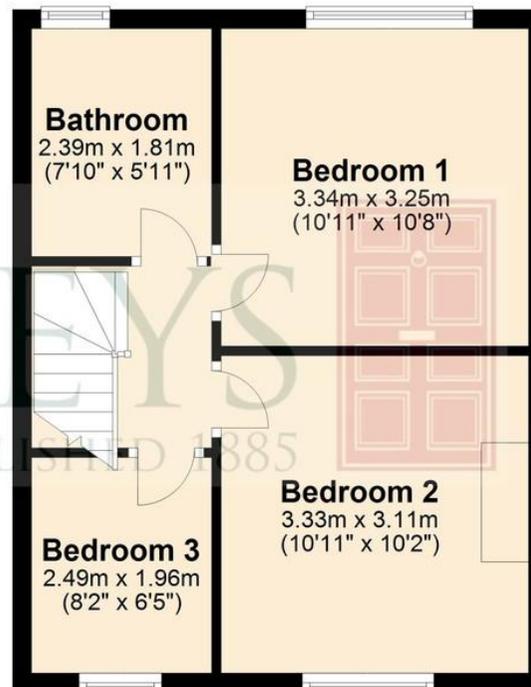
Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

44 Silverwood Close, Cambridge

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.