

ENTRANCE HALLWAY Double glazed glass panelled external door, stairs rising to first floor, radiator, coving, doors to living room and kitchen.

LIVING ROOM 13' 4" x 11' 10" (4.08m x 3.63m) Large double glazed window to front aspect, gas fired back boiler, coving, radiator, archway leading to dining room.

DINING ROOM 10' 5" x 9' 4" max (3.20m x 2.87m) Double glazed sliding patio door to rear garden, radiator, coving, door to kitchen.

KITCHEN 10' 5" x 9' 10" (3.19m x 3.02m) Range of matching base and wall mounted units, inset stainless steel sink unit with drainer, space and plumbing for washing machine, space for fridge/freezer, electric cooker with four ring electric hob, tiled splash backs, radiator, coving, under stairs storage cupboard, door to side access.

FIRST FLOOR LANDING Double glazed window to side aspect, airing cupboard, coving, loft access, doors to bedrooms, separate w.c, and bathroom.

SEPARATE W.C Double glazed window to side, low level w.c, coving, extractor fan.

BATHROOM Double glazed window to rear aspect, two piece suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, tiled splash backs, chrome heated towel rail.

BEDROOM ONE 11' 4" x 11' 9" (3.46m x 3.60m) Double glazed window to front aspect, radiator, coving, double built in wardrobe.

BEDROOM TWO 8' 11" x 11' 3" (2.73m x 3.43m) Double glazed window to rear aspect overlooking the garden, radiator, coving, built in wardrobe.

BEDROOM THREE 8' 10" max x 8' 0" (2.70m x 2.46m) Double glazed window to front aspect, radiator, coving, built in wardrobe.

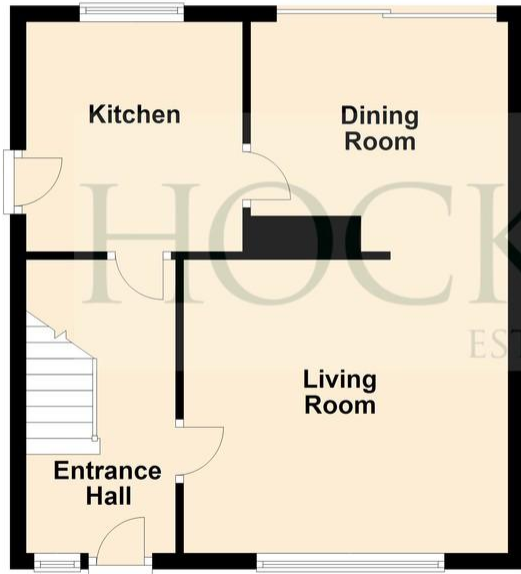
OUTSIDE To the front of the property there is a lawned front garden with pathway leading to the front door and driveway providing off road parking for numerous vehicles leading to the single garage and gated side access. The



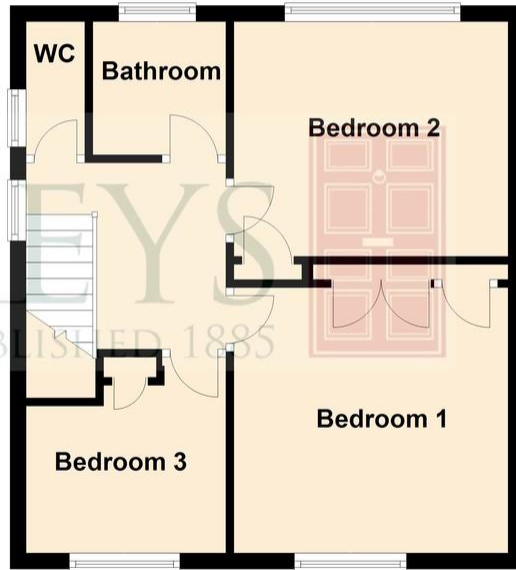
rear garden is laid to lawn with patio area, mature plant and shrub borders and access into the garage and workshop.



Ground Floor



First Floor



IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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18 Chartfield Road, Cambridge, CB1 9JY

£365,000 Freehold

****Best & Final Offers to be submitted to us by 5.30pm on the 3rd February 2020**** Located just off Cherry Hinton High Street with many shops nearby, is this three bedroom semi detached house with no onward chain, two reception rooms and an established garden, with off road parking, garage and workshop.



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