LIVING ROOM 11' 7" x 10' 9" (3.54m x 3.29m) Glass panelled double glazed external door, double glazed window to front aspect, radiator, closed fireplace, wood effect laminate flooring, opening to dining room.

DINING ROOM 8' 8" x 8' 7" (2.66m x 2.64m) Double glazed window to side aspect, radiator, under stairs storage area, wood effect laminate flooring, opening to inner hallway.

INNER HALLWAY Stairs rising to first floor, built in cupboard with space and plumbing for washing machine, power and light connected, doors to bathroom and kitchen.

BATHROOM 7' 11" x 4' 9" (2.43m x 1.46m) Obscured double glazed window to rear aspect, three piece suite comprising wood panel bath with electric shower over, low level w.c, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

KITCHEN 12' 0" x 5' 8" (3.66m x 1.75m) Double glazed window to rear aspect overlooking the rear garden, range of matching base and wall mounted units with inset stainless steel sink unit with drainer, built in electric cooker, four ring electric hob, space for fridge/freezer, radiator, door to side.

FIRST FLOOR LANDING Access into loft space, doors to bedroom one and three.

BEDROOM ONE 11' 7" x 10' 10" (3.54m x 3.32m) Double glazed window to front aspect, built in wardrobe, radiator, recess to either side of chimney breast, exposed wooden floorboards.

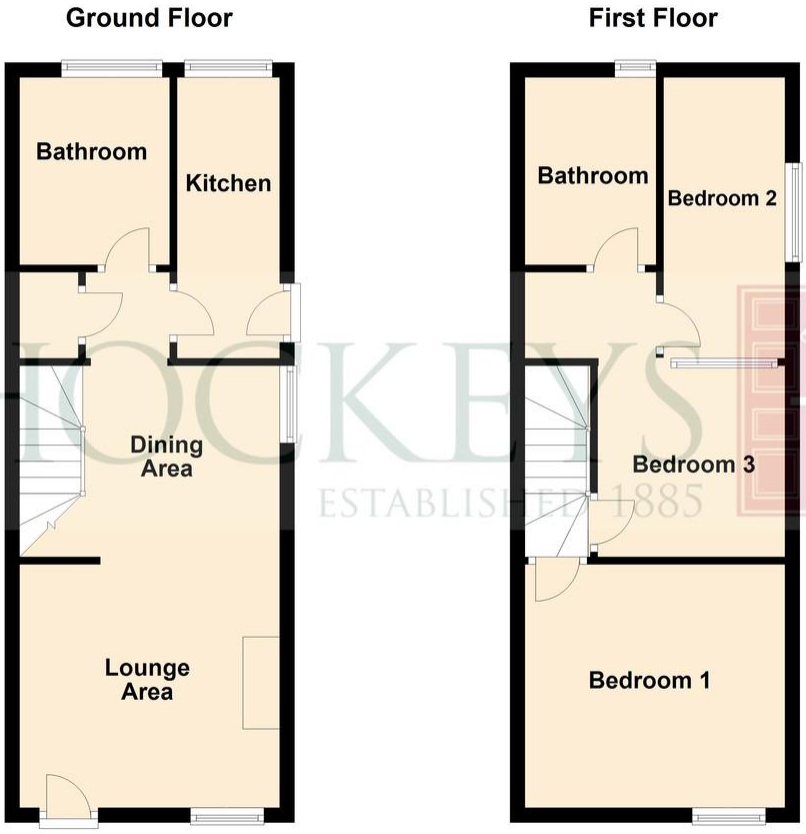
BEDROOM THREE 8' 9" x 8' 9" (2.69m x 2.68m) Double glazed internal window to bedroom two, radiator, over stairs storage, exposed wood floor boards, opening to inner landing.

INNER LANDING Recess housing gas boiler, doors to bedroom two and bathroom.

BATHROOM 8' 0" x 4' 6" (2.44m x 1.38m) Small obscured double glazed window to rear aspect, three piece suite comprising low level w.c, panel enclosed bath with shower attachment over, pedestal wash hand basin with vanity cabinet under and tiled splash backs, chrome heated towel rail, fully tiled walls.

BEDROOM TWO 11' 6" x 6' 3" (3.53m x 1.93m) Double glazed window to side aspect, radiator, wood effect laminate flooring.

OUTSIDE To the front of the property there is a shingle driveway with shrub borders and provides off road parking for one car. Gated side access leads into the brick walled, patio courtyard rear garden all fully enclosed with a garden shed.



IMPORTANT: Hockeys (Cambridge) 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 (Cambridge) Ltd has any authority to make or give any representation or warranty in relation to this property.

10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885

10 Fishers Lane, Cambridge, CB1 9HR

£375,000 Freehold

An extended three bedroom period property, which is situated just off the High Street in Cherry Hinton and is a mere five-minute walk to the Primary School and other amenities. The accommodation comprises an open plan living room/diner, two bathrooms, three bedrooms and also off-street parking.

HOCKEYS
ESTABLISHED 1885