

ENTRANCE HALLWAY Double glazed external door, radiator, laminate wood flooring, doors to downstairs cloakroom and living room.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to side aspect, two piece suite comprising pedestal wash hand basin with tiled splash back, low level w.c, tiled flooring.

LIVING ROOM 16' 7" x 12' 4" (5.08m x 3.78m) Two double glazed windows to front aspect, gas fireplace, radiator, laminate wood flooring, opening to dining room.

DINING ROOM 11' 7" x 8' 4" (3.54m x 2.55m) Double glazed French doors to rear garden, radiator, spiral staircase leading to first floor, laminate wood flooring, glass panelled door leading to kitchen.

KITCHEN 7' 11" x 7' 7" (2.43m x 2.33m) Double glazed window to rear aspect, range of matching base and wall mounted units with worksurfaces over, inset sink unit with drainer, built in oven with four ring gas hob over and extractor hood over. Space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, coving, Oak wooden door to conservatory.

CONSERVATORY 11' 9" x 9' 10" (3.59m x 3.01m) Double glazed windows to front, rear and side aspect, double glazed French doors to front, radiator, laminate wood flooring.

FIRST FLOOR LANDING Airing cupboard, loft access, laminate wood flooring, doors to four bedrooms and bathroom.

BEDROOM ONE 10' 5" x 9' 8" (3.18m x 2.96m) Double glazed window to rear aspect overlooking the garden, recess for wardrobe storage, radiator, laminate wood flooring.

BEDROOM TWO 9' 5" x 8' 6" (2.88m x 2.60m) Double glazed window to front aspect, radiator, laminate wood flooring.

BEDROOM THREE 7' 10" x 6' 11" (2.41m x 2.12m) Double glazed window to front aspect, radiator, laminate wood flooring.



BEDROOM FOUR 7' 9" x 6' 11" (2.38m x 2.13m) Double glazed window to rear aspect overlooking the garden, radiator, laminate wood flooring.



BATHROOM Three piece suite comprising pedestal wash basin, low level w.c, corner shower cubicle with rainfall shower head and tiled surround. Wall mounted heated towel rail, extractor fan, fully tiled walls, laminate wood flooring.



OUTSIDE To the front of the property is a paved pathway leading to the front door, one off road parking space and side access leading to the rear garden. The rear garden is laid to patio with plant and shrub borders. There is a single garage to the side of the property.



Ground Floor



First Floor



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10 The Paddocks, Cambridge, CB1 3HG

£375,000 - £400,000 Freehold

This four-bedroom terraced home is situated within a small cul-de-sac of houses under two miles from Cambridge Station whilst still being a short walk to the local supermarket. The property provides fantastic open plan living throughout, along with four bedrooms, a sizeable garden to the side and rear with a parking space and a garage also.



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