

ENTRANCE HALLWAY Double glazed external door, double glazed window to side aspect, stairs rising to first floor, under stairs storage cupboard, radiator, coving, laminate wood flooring, doors to lounge/diner, kitchen and utility room.

KITCHEN 11' 10" x 9' 10" (3.61m x 3.02m) Double glazed bay window to front aspect, range of matching base and wall mounted units with worksurfaces over, inset stainless steel sink unit with drainer, electric cooker with four ring electric hob and extractor hood over. Space for fridge/freezer, space and plumbing for slimline dishwasher, tiled floor



UTILITY ROOM Double glazed window to side aspect, double glazed door to side, range of matching base and wall mounted units with worksurfaces over, space and plumbing for washing machine, space for tumble dryer, radiator, coving, loft access, laminate wood flooring, door leading to ground floor bathroom.

GROUND FLOOR BATHROOM Obscured double glazed window to side aspect, three piece suite comprising tiled corner shower cubicle with electric shower, low level w.c, pedestal wash hand basin with tiled splash back, radiator, coving.



LOUNGE/DINER

DINING AREA 11' 8" x 9' 11" (3.58m x 3.03m) Radiator, wood burning stove, coving, opening to living room area.

LOUNGE AREA 12' 1" x 9' 8" (3.69m x 2.96m) Double glazed French doors leading to the rear garden, radiator, coving.



FIRST FLOOR LANDING Double glazed window to side aspect, loft access, built in cupboard, doors to bedrooms and bathroom.

BATHROOM Obscured double glazed window to rear aspect, three piece suite comprising low level w.c, panel enclosed bath with shower attachment over, wash hand basin with vanity cabinet under, wall mounted mirror with lighting, wall mounted heated towel rail, tiled floor.



BEDROOM ONE 11' 10" x 9' 11" (3.62m x 3.03m) Double glazed bay window to front aspect, radiator, cast iron fireplace.

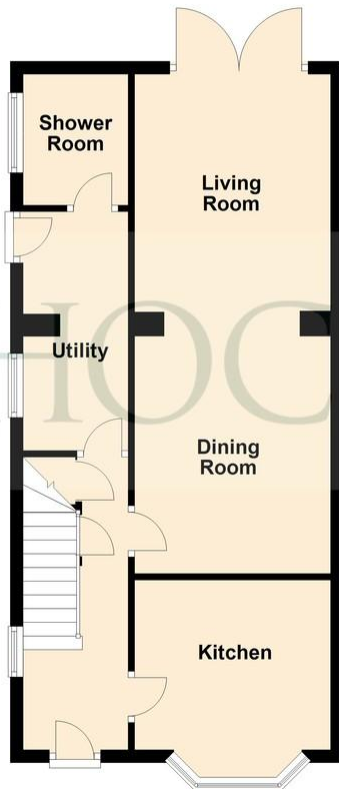
BEDROOM TWO 11' 9" x 9' 11" (3.59m x 3.04m) Double glazed window to rear aspect, radiator, cast iron fireplace.

BEDROOM THREE 7' 2" x 5' 3" (2.20m x 1.62m) Double glazed window to front aspect, radiator, laminate wood flooring.

OUTSIDE To the front of the property there is a small lawned garden with shrub borders, two trees, picket fencing and driveway providing off road parking, The rear garden offers a good degree of privacy in our opinion, laid to lawn with patio area, plant and shrub borders, garden shed and pathway.



Ground Floor



First Floor



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49 The Westering, Cambridge, CB5 8SE

£425,000 Freehold

A well presented and extended, three-bedroom property situated on a quiet road just off of Newmarket Road, which allows for easy access to local amenities and the city centre. The accommodation provides great transferable space throughout the ground floor along with a beautiful, non-overlooked garden to the rear, making it perfect for someone looking for a home over the next ten-fifteen years.



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