

**ENTRANCE HALL** Obscured double glazed door, doors off to all bedrooms, bathroom, living room and kitchen/diner, airing cupboard and storage cupboard, loft access and radiator.

**BEDROOM ONE** 15' 8" x 9' 4" (4.80m x 2.86m) Double glazed window to rear and radiator.

**BEDROOM TWO** 10' 3" x 8' 5" (3.13m x 2.58m) Double glazed window to rear and radiator.



**BEDROOM FOUR** 10' 11" x 6' 7" (3.34m x 2.03m) Double glazed French doors leading to conservatory and radiator.

**LIVING ROOM** 17' 10" x 12' 2" (5.45m x 3.71m) Double glazed bay window to front, electric fireplace and full width radiator.



**KITCHEN/DINER** 12' 7" x 10' 2" (3.85m x 3.10m) Double glazed window to front, range of wall and floor mounted base units, stainless steel sink unit with drainer, electric cooker with electric four ring hob over, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler, half tiled surround and radiator.

**CONSERVATORY** 10' 5" x 8' 9" (3.19m x 2.67m) Double glazed door to rear garden.

**OUTSIDE** To the front of the property shrubbed garden with bushes and pathway leading to the side door, gravel driveway leading to garage and rear access.

Rear garden patio area, mainly laid to lawn with various flower and shrub borders, non-overlooked.





### Floor Plan



**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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**HOCKEYS**  
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18 The Dole, Impington, Cambridge,  
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£450,000 Freehold

A three bedroom, detached bungalow that offers potential for modernisation and improvement throughout with great size living space, plenty of parking and a well proportioned garden space to the rear. This property is situated at the end of a quiet and established road in Impington, close to local amenities and offers great access back to Cambridge via bus routes all while being sold with no chain.

