

**ENTRANCE HALL** Glass panelled door, doors off to living room/diner, kitchen and WC, stairs to first floor, radiator, wood effect laminate flooring.

**KITCHEN** 10' 7" x 7' 4" (3.24m x 2.24m) Double glazed window to front, range of wall and floor mounted base units with electric cooker with four ring gas hob and extractor over, built-in dishwasher, stainless steel sink unit with drainer, built-in fridge/freezer, cupboard housing gas fired boiler unit and wood effect laminate flooring



**GROUND FLOOR CLOAKROOM** Two piece suite comprising low level WC and hand wash basin with vanity cabinet under, extractor, radiator and wood effect laminate flooring.

**LIVING ROOM/DINER** 16' 10" x 14' 4" (5.15m x 4.39m) Double glazed door to conservatory, door leading to under stairs storage, two radiators, carpeted flooring.



**CONSERVATORY** 10' 9" x 6' 5" (3.30m x 1.96m) Double glazed window to front and side with double glazed French doors leading to the rear garden, wood effect laminate flooring.

**STAIRS TO FIRST FLOOR LANDING** Doors off to bedrooms and family bathroom, stairs to second floor, radiator, carpeted flooring.



**BEDROOM TWO** 14' 5" x 9' 4" (4.40m x 2.87m) Two double glazed windows to rear, radiator, carpeted flooring.

**BATHROOM** Three piece suite comprising low level WC, pedestal wash basin with tiled splashback and panelled bath with shower attachment over and tiled surround, radiator and wood effect laminate flooring.

**BEDROOM THREE** 14' 5" max x 10' 10" max (4.40m x 3.32m) Double glazed window to front, radiator, carpeted flooring.

**STAIRS TO SECOND FLOOR LANDING** Door to master bedroom, airing cupboard, carpeted flooring.

**BEDROOM ONE** 14' 5" max x 11' 6" max (4.40m x 3.51m) Double glazed window to front, radiator, opens to dressing area, carpeted flooring.



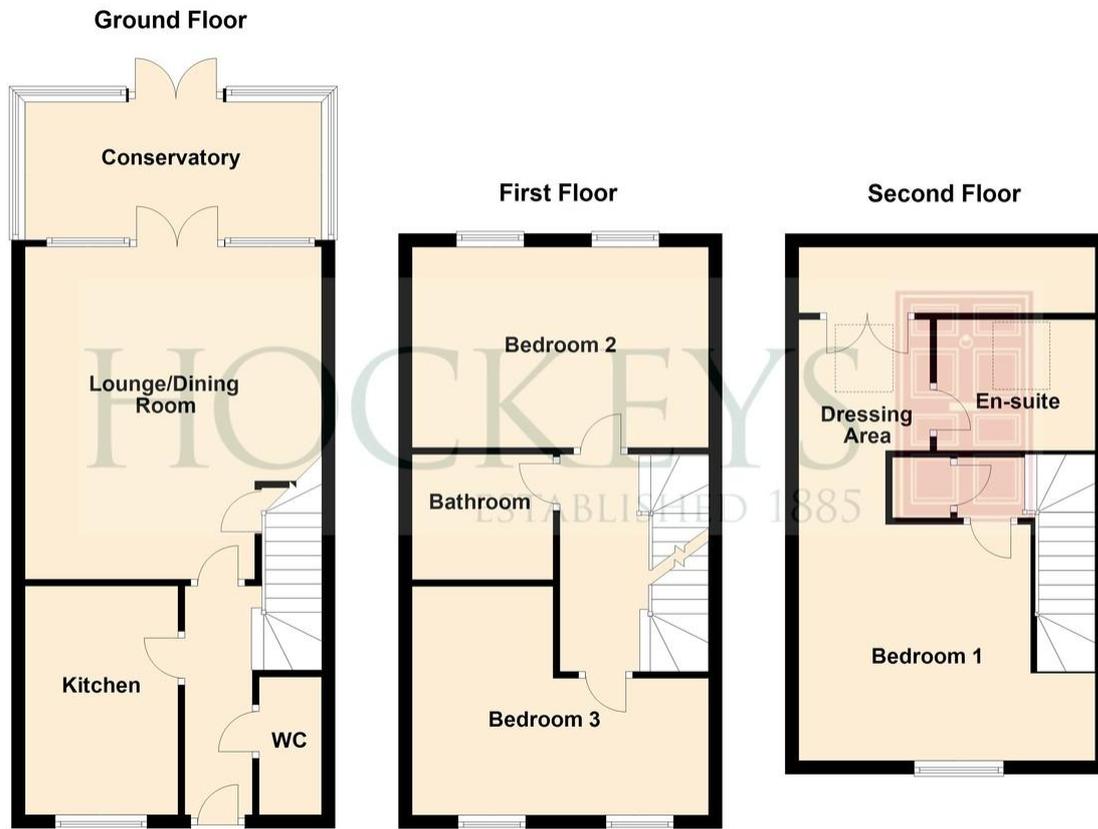
**DRESSING AREA** 9' 10" x 4' 8" (3.02m x 1.44m) Double glazed velux window to rear, door to bathroom and eaves storage.

**ENSUITE SHOWER ROOM** Double glazed velux window to rear, three piece suite comprising pedestal low level WC, wash basin with tiled splashback and corner shower unit with tiled surround, extractor, radiator, wood effect laminate flooring.

**OUTSIDE** To the front there is a small walled front garden with artificial turf with a patio leading to the front door.

The rear garden is mainly laid with artificial turf with stone pathway leading to the rear access, garden shed and parking spaces for two cars to the rear.





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**HOCKEYS**  
 ESTABLISHED 1885





19 Unwin Square, Cambridge, CB4 2ZD

£450,000 Freehold

A three-bedroom townhouse situated within Unwin Square, close to amenities and just over 2 miles from Cambridge North Station and the Science park. The property spans over three floors; the master suite having its own dressing area and en-suite with a further two double bedrooms, a naturally light living room that leads to the conservatory and two parking spaces to the rear.



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