

LIVING ROOM 10' 11" x 9' 10" (3.35m x 3.01m) Glass panelled external door, double glazed sash window to front aspect, radiator, open fireplace with fitted book shelves into recess either side, tiled surround, reclaimed wooden floor boards, opening into dining room.

DINING ROOM 11' 2" x 9' 9" (3.41m x 2.98m) Double glazed window to rear aspect, built in under stairs storage cupboard, radiator, fireplace, door leading to stairs rising to first floor, laminate wood flooring, opening into kitchen.

KITCHEN 12' 7" x 6' 8" (3.85m x 2.05m) Double glazed windows to rear and side aspect, obscured double glazed door to side aspect, re-fitted range of matching base and wall mounted solid wood units, over and under unit lighting, honed quartz worksurfaces over with splash back, inset sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, extractor hood over, space for fridge/freezer, wall mounted unit housing gas fired boiler, oak fitted shelving, floor to ceiling wall mounted radiator, sockets with usb and usb-c points, wooden pantry storage, hand made terracotta tiled flooring.

FIRST FLOOR LANDING Wooden floorboards, suspended laundry rack over stairs, ladder access into boarded loft space, doors to bedrooms and bathroom.

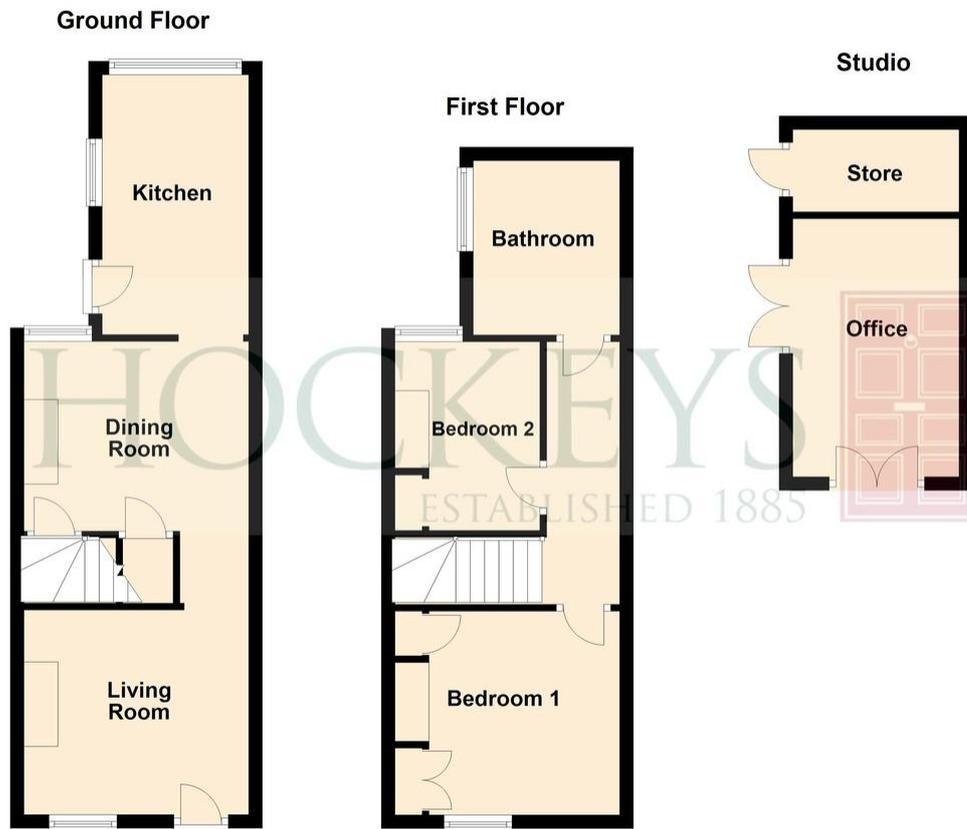
BEDROOM ONE 10' 0" x 9' 10" (3.06m x 3.01m) Double glazed sash window to front aspect, radiator, coving, built in single wardrobe, built in double wardrobe, original cast iron fireplace, original wooden floorboards.

BEDROOM TWO 9' 10" x 8' 4" (3.01m x 2.56m) Double glazed window to rear aspect, chimney breast with original cast iron fireplace, built in wardrobe to recess, radiator, original wooden floorboards.

BATHROOM Obscured double glazed window to side aspect, four piece Grohe suite comprising panel enclosed bath with shower over and built in shelving, slate tiled surround, low level w.c, wash hand basin with vanity cabinet under, walk in marble tiled shower with rainfall shower head, hand held attachment and built in storage shelves, extractor, floor to ceiling wall mounted radiator, towel rail, slate tiled flooring with under floor heating.

OUTSIDE To the front of the property there is a brick wall with timber store, laid to slate, metal bike storage, pathway leading to the front door and bin storage to the side. The rear garden is laid to lawn with flower and shrub borders, raised beds, pathway leading through the garden to a patio area and studio.

STUDIO Timber construction, double glazed wooden doors to front and side aspect, insulated, electric points, lockable storage to the rear.



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60 Stanley Road, Cambridge, CB5 8LB

£450,000 Freehold

A well presented and updated, Victorian end-terrace, situated close to the River Cam and Midsummer Common, all whilst having a bundle of amenities on the doorstep. This property provides two reception rooms, a newly fitted, bespoke kitchen along with two double bedrooms and a timber built studio to the rear of the garden that offers a perfect work from home space.

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