PORCH Single glazed wooden door, single glazed windows to front and side, door to entrance hall.

ENTRANCE HALL Doors off to living room, stairs to first floor, radiator, tiled flooring. Opening to the kitchen.

LIVING ROOM 15' 11" x 11' 1" (4.87m x 3.40m) Double glazed window to side, double glazed door, recess leading to under stairs storage, open fireplace with electric fire, full height radiator, wood effect vinyl flooring,

KITCHEN 9' 5" x 9' 5" (2.89m x 2.89m) Double glazed window to side, recess under stairs leading to storage cupboard, range of wall and floor mounted base units, space and plumbing for washing machine, spaces for dishwasher and fridge/freezer, electric cooker with four ring gas hob, stainless steel sink unit with drainer and tiled splashback, radiator, tiled flooring. Opening to the conservatory.

CONSERVATORY 14' 11" x 8' 7" (4.56m x 2.64m) Single glazed windows to front and side, doors leading to garden and outside utility area, tiled flooring.

OUTSIDE UTILITY AREA Space and plumbing for washing machine with tumble dryer over, floor mounted base units and electric points.

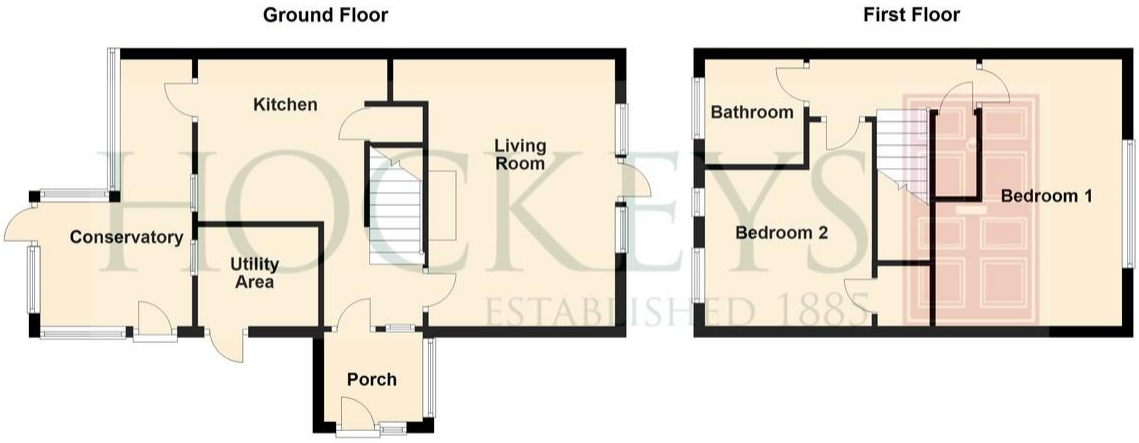
STAIRS TO FIRST FLOOR LANDING Doors off to bedrooms and bathroom, airing cupboard housing gas fired boiler unit, radiator.

BEDROOM ONE 15' 10" max x 11' 1" max (4.85m x 3.39m) Double glazed window to side, radiator, floor boards.

BEDROOM TWO 12' 0" max x 9' 5" max (3.66m x 2.88m) Two double glazed windows to side, built-in wardrobe storage, loft access, radiator.

BATHROOM Three piece suite comprising low level wc, pedestal wash basin and panelled bath with shower over, half tiled surround, chrome heated towel rail, tiled flooring.

OUTSIDE Fully enclosed garden with pathway leading through three sections, mainly laid to lawn with allotment areas and mature trees throughout. To the front is a driveway providing off-road parking for one car with access to the garage and side access to the property.



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HOCKEYS
ESTABLISHED 1885

17 Mere Way, Cambridge, CB4 2JP

£350,000 Freehold

A two-bedroom, semi-detached home situated in the northern side of Cambridge in the CB4 area just over one and a half miles to the Cambridge Science Park and North Station.

The property also provides great potential for a building plot to the side of the property STPP, with a large corner plot garden.

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