



Greystoke Road, Cambridge
CB1 8DS

Pocock+Shaw

22 Greystoke Road
Cambridge
Cambridgeshire
CB1 8DS

A detached three bedroom home with off street parking and garage, in this sought after residential location, close to the City centre. With a well fitted kitchen and main family bathroom. Well placed for easy access to Addenbrookes' hospital.

- Porch and entrance hall
- Sitting room
- Dining room
- Fitted kitchen
- Landing
- Three good sized bedrooms
- First floor bathroom
- Gas radiator heating system
- Ample parking and single garage
- Front and rear gardens

Offers in region of £515,000



A detached three bedroom home with off street parking and garage in this sought after residential location, close to the City centre. With a well fitted kitchen, main family bathroom, sitting room and dining room. Well placed for easy access to Addenbrookes' hospital and both the mainline railway station and the recently opened Cambridge south.

Entrance porch Tiled floor

Glazed entrance door with side panel to

Entrance hall Stairs rising to the first floor, radiator. Door to:

Sitting room 13'4" x 11'0" (4.06 m x 3.35 m) Window to the front, radiator, tiled fireplace with fitted gas fire. Arch to:

Dining room 10'4" x 9'3" (3.15 m x 2.82 m) Window to the rear, radiator, door to:

Kitchen 10'6" x 10'0" (3.20 m x 3.05 m) Well fitted range of modern units set under a contrasting work surface, inset single drainer sink unit with mixer tap, range of base units, space and plumbing for washing machine. Inset four burner ceramic hob, single oven, and extractor fan above. Part ceramic tiled splashback, window to the rear, built in under stairs storage cupboard and door to the side.

First floor landing Window to the side, single airing cupboard housing hot water cylinder and shelf above.

Bedroom one 13'7" x 11'4" (4.14 m x 3.45 m) Window to the front, radiator.

Bedroom two 11'4" x 8'10" (3.45 m x 2.69 m) Window to the rear, radiator.

Bedroom three 8'10" x 8'1" (2.69 m x 2.46 m) Window to the front, radiator.

Bathroom Well fitted white suite with pedestal wash basin, and bath with shower above, window to the rear and radiator.

Separate WC Close coupled wc, window to the side.

Outside To the front there is a good sized open plan lawn with driveway to the side offering ample off road parking leading:

Single garage Single up and over door.

Rear garden Gated pedestrian access to a good sized and enclosed garden, lawn and flower and shrub borders.

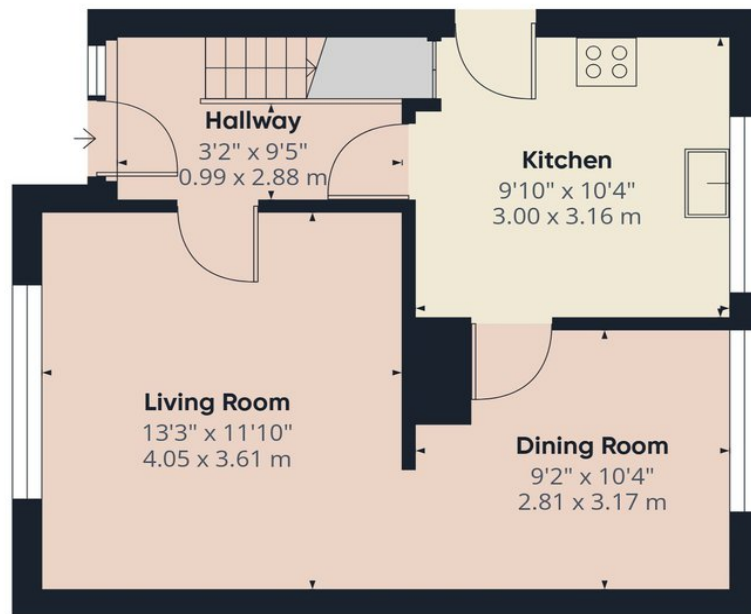
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw

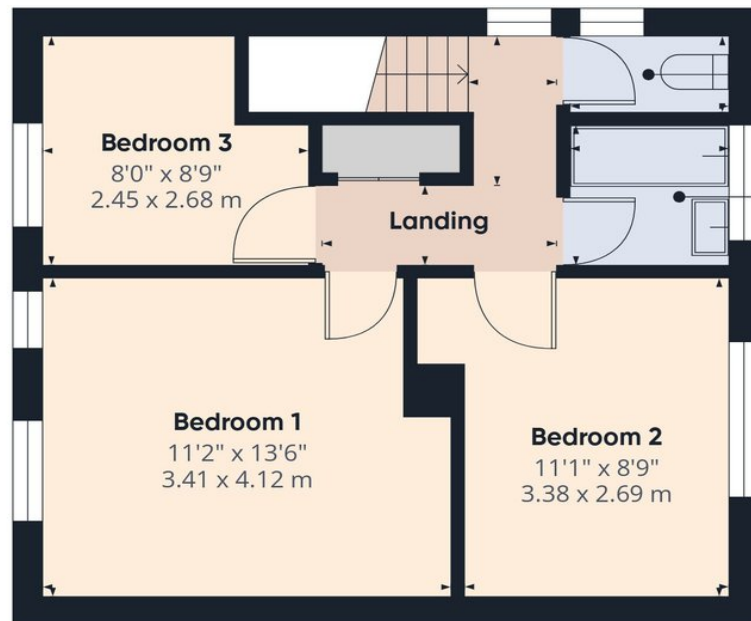




Approximate total area

812 ft²

75.4 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Pocock + Shaw

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested