



Pound Close
Cambridge, CB25 0EP
Guide Price £360,000

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An established and surprisingly spacious semi-detached family home superbly located towards the end of a quiet cul-de-sac and located in the heart of this well served village.

Offering impressive size rooms, this property boasts accommodation to include entrance porch, living room, separate dining room, refitted kitchen, three good size bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a delightful fully enclosed rear garden and off road parking and garage facilities.

No chain - viewing recommended

EPC (C)

Council Tax C (East Cambs)

Accommodation Details:

Glazed front entrance door through to the:

Porch

With door through to the:

Living Room 18'7" x 14'2" (5.68 x 4.33)

Spacious living room with featured fireplace and wooden mantel, TV connection point, radiator, staircase rising to the first floor and storage cupboard under, window to the front aspect and door through to the:

Dining Room 11'10" x 9'10" (3.61 x 3.02)

With radiator, window and door to the rear aspect.

Kitchen 11'10" x 8'8" (3.61 x 2.66)

Fitted with matching eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, built in oven with four-ring gas burner hob, storage cupboard, space and plumbing for a fridge and washing machine. Side external door and window to the rear aspect.

Bedroom 1 12'4" x 12'2" (3.76 x 3.71)

Double bedroom with built-in storage wardrobes, radiator and window to the rear aspect.

Bedroom 2 11'10" x 10'0" (3.61 x 3.06)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bedroom 3 8'7" x 8'7" (2.64 x 2.62)

Double bedroom with radiator and window to the front aspect.

Bathroom 6'7" x 6'3" (2.03 x 1.92)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls, heated towel rail and obscured window to the rear aspect.

Outside - Rear

Established rear garden with paved patio seating area and steps down to the lawn which is accompanied by a variety of mature shrubs and flowers. Outdoor tap, two timber garden shed and pedestrian gate leading out to the front of the property.

Outside - Front

Tarmac driveway providing off-road parking. Laid to lawn frontage bordered by shrubs and flowers.

Garage 16'9" x 9'4" (5.13 x 2.86)

With roller garage door.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 90 SQM

Parking – Parking & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

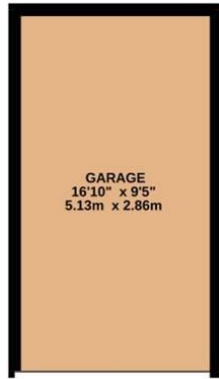
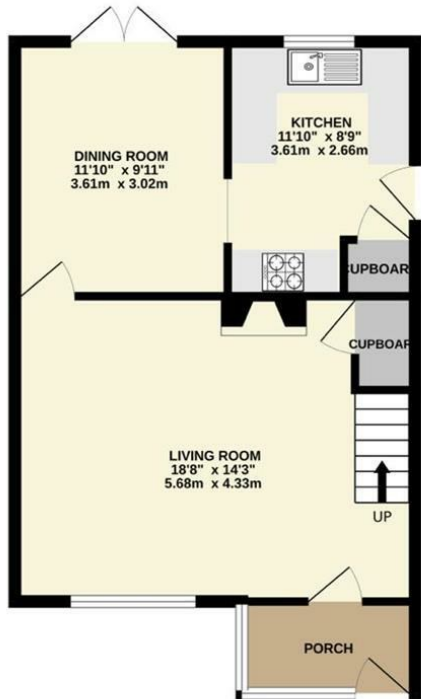
Broadband Connected - TBC

Broadband Type – Ultrafast available, 100Mbps download, 100Mbps upload

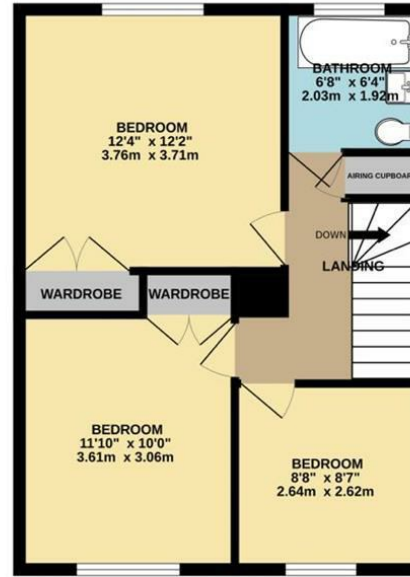
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



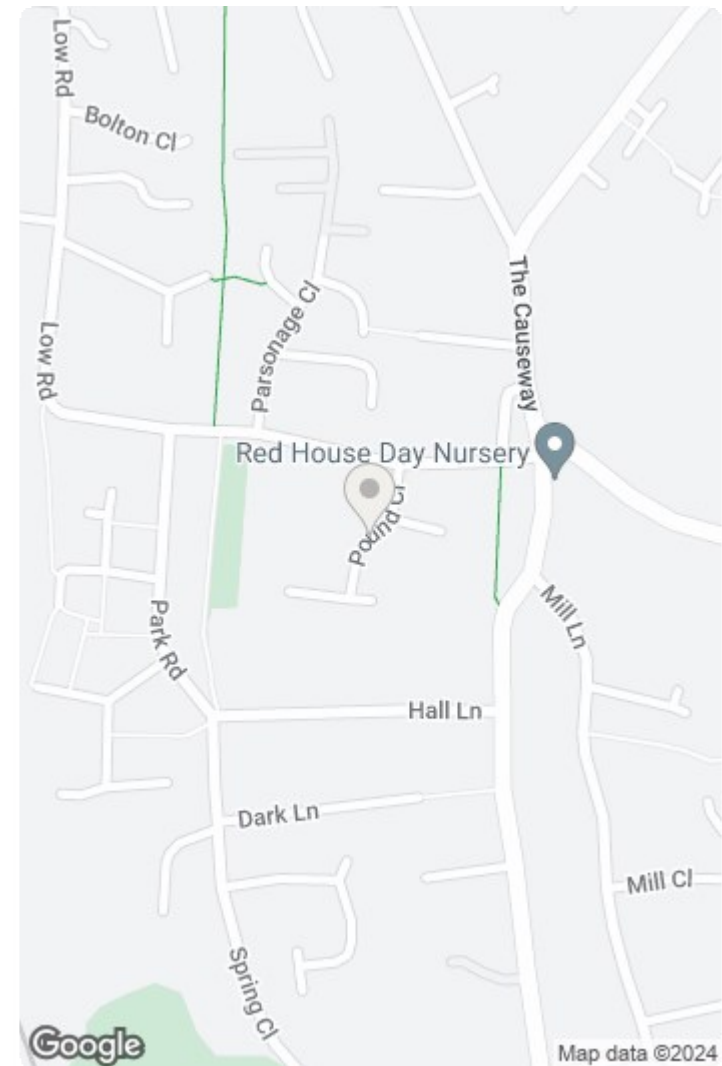
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



37 POUND CLOSE

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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