



2 Pamplin Court, Cambridge, CB1 9NB
Guide Price £415,000 Freehold



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A WELL-PRESENTED, MID-TERRACED HOME OFFERING PLENTY OF STORAGE, A PRIVATE WEST-FACING GARDEN, AND A USEFUL GARAGE, SITUATED IN A FRIENDLY CUL-DE-SAC CLOSE TO THE HEART OF CHERRY HINTON.

- 850 sqft / 79 sqm
- 3 bed, 1 recep, 1.5 bath
- Built in 1978
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- 121 sqm / 0.03 acre
- Garage and parking
- EPC – D / 59

This bright mid-terraced house has been very well cared for over the years and enjoys a convenient location in this friendly cul-de-sac of just 11 dwellings, situated off Cherry Hinton High Street and its wealth of amenities. The house benefits from a Howdens kitchen, water softener, built-in bedroom furniture, a boarded loft, and a regularly serviced Vaillant combi-boiler.

There is an entrance porch with space for coats and footwear, opening onto a generous entrance hall with a built-in storage cupboard and access to a cloakroom W.C. with space/plumbing for a washing machine and a tumble dryer. The kitchen/breakfast room has been fitted with a modern range of units including a built-in carousel and a wine rack. Appliances include a dishwasher, wine cooler, and a freestanding oven with an extractor over. Completing the ground floor accommodation a spacious living/dining room with a gas fire, contrasted by a wooden surround and a marble hearth. A large sliding door opens onto the rear garden.

Upstairs are three good-sized bedrooms, two of which are fitted with built-in Hammonds wardrobes, installed around five years ago. The bathroom has a modern white suite including a shower over the bath, complemented by vanity furniture and a heated towel rail. The landing provides access to the boarded loft, which has lighting and a pull-down ladder.

Outside, there is a small open-plan front garden, which has a conifer and is paved for ease of maintenance. The west-facing rear garden has an Indian sandstone terrace, well suited to alfresco dining in the warmer months. The remainder is laid to lawn and stocked with a variety of shrubs. There is a storage shed at the foot of the garden which has power. A rear gate provides pedestrian access back to the front of the property via Fernlea Close.

There is a single garage enbloc positioned at the end of Pamplin Court as well as there being plenty of residents' parking in the cul-de-sac on a first come, first served basis.

Location

Pamplin Court is in Cherry Hinton, a highly sought-after village, conveniently situated about three miles east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two very good primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

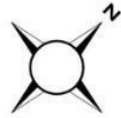
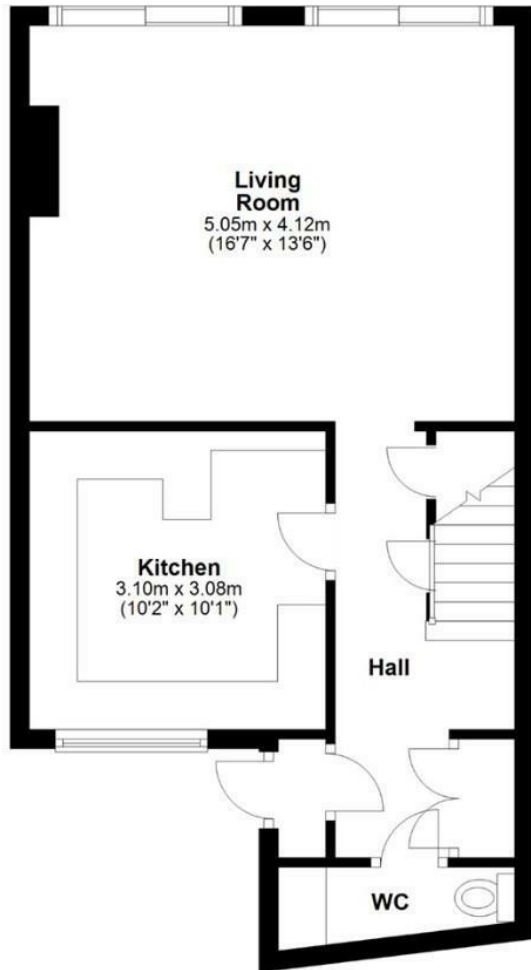
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

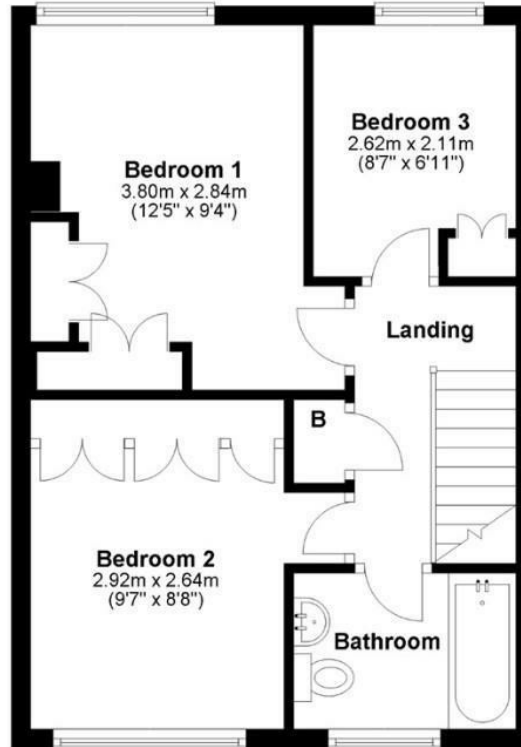
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



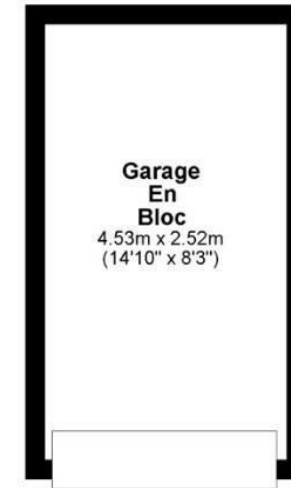
Ground Floor



First Floor



Garage



Approx. gross internal floor area 79 sqm (850 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		59
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

