



William Smith Close, Cambridge  
CB1 3QE

Pocock + Shaw

5 William Smith Close  
Cambridge  
Cambridgeshire  
CB1 3QE

A well proportioned two bedroom terraced home situated on a small development close to the train station and the hustle and bustle of Mill Road. The property benefits from off street parking, no onward chain, south facing garden and a garage en bloc. In all, a wonderful opportunity to update or improve.

- Two bedroom home
- No onward chain
- Great potential
- Garage en block
- South facing garden
- Off street parking
- Solar panels
- Great location

Offers Over £375,000



The property is well located within a small development of houses and apartments just off Mill Road and giving easy access to the train station and city centre. There is a wide range of shop and eateries on nearby Mill Road and Addenbrookes Biomedical Campus is approximately 2 miles away.

**Living area** With door and window to front, stairs to first floor, storage heater, laminate wood flooring, open through to

**Dining area** With tiled floor, part glazed door to rear, fitted shelving, open through to

**Kitchen** With range of fitted wall and base units, work tops with inset enamel sink with mixer tap, space for range of appliances, tiled splashbacks and flooring, window to rear, stainless steel canopy cooker hood.

#### First floor

#### Landing

**Bedroom 1** With large overstairs storage cupboard, electric heater, loft access.

**Bedroom 2** With electric panel heater, window to rear.

**Bathroom** With fitted white three piece suite comprising low level WC, panelled bath with mixer tap and tiled surround, with wall mounted Aqualisa shower unit over, tiled surround, vanity wash handbasin, mixer tap and cupboard under, window to rear, cupboard containing hot water cylinder, wall mounted heater.

**Outside** With gravelled parking area with low brick retaining wall, to the rear, the south facing garden commences with a paved patio area mainly laid to lawn with rear gated pedestrian access, enclosed with timber fencing and in all extending to 30ft.

**Services** Mains water, electricity and drainage

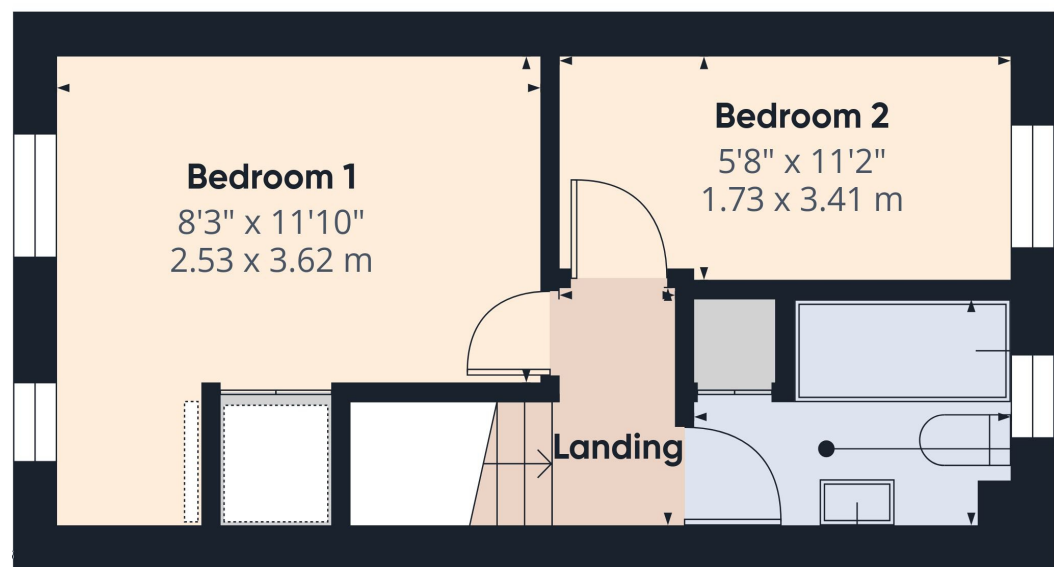
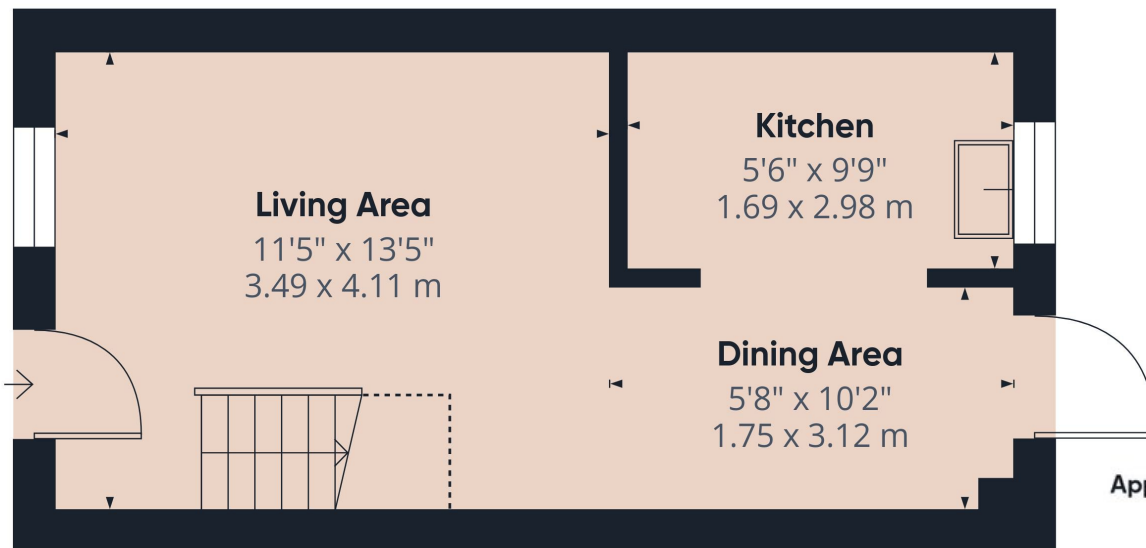
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



EPC awaited



**Approximate total area**

504 ft<sup>2</sup>

46.9 m<sup>2</sup>

**Reduced headroom**

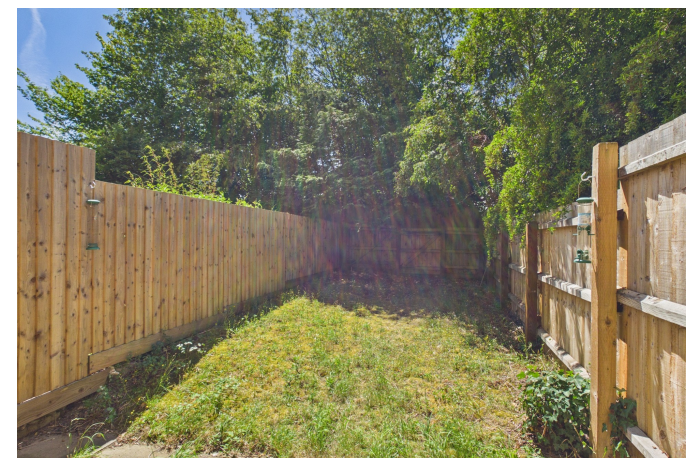
14 ft<sup>2</sup>

1.3 m<sup>2</sup>



**Bathroom**

5'5" x 7'11"  
1.67 x 2.42 m



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