



Sandy Lane, Cambridge, CB4 1HZ

CHEFFINS

Sandy Lane

Cambridge,
CB4 1HZ

A highly unique opportunity to purchase this one bedroom semi-detached property, with well-proportioned accommodation and modern finish as well as benefitting from a versatile large courtyard area and all being situated in this sought-after north city location with ease of access to the City Centre, Cambridge Station and Cambridge North.



Guide Price £325,000





ENTRANCE DOOR

With brushed metal handle and glazed panel leading into:

OPEN PLAN KITCHEN/DINING/LIVING

KITCHEN AREA

comprises a collection of wall and base fitted kitchen units with timber work tops, inset stainless steel sink with hot and cold mixer tap, integrated and some concealed appliances including oven, ceramic hob with extractor above, fridge freezer, dishwasher and washing machine. Door leading through to understairs cloakroom which comprises a two piece suite with low-level w.c. with dual hand flush as well as handwash basin with hot & cold mixer tap. Semi-vaulted ceilings with a full-width set of double glazed windows with engineered wood flooring leading through to:



ENSUITE SHOWER ROOM

Comprising a white three-piece suite with shower cubicle, wall-mounted shower head, extractor fan and glazed sliding door, low-level w.c. with concealed dual hand flush, hand wash basin with hot & cold mixer tap, all of this with a tiled surround, storage cupboard adjacent to shower and tiled upstand above, heated towel rail and inset LED downlighters.

OUTSIDE

The property is approached off Sandy Lane via a dropped kerb leading to a blockpaved area perfect for parking of a few vehicles but can also be used as a courtyard garden area. To the rear of the property is a void ideal for storage of bins and bikes.

DINING/LIVING AREA

With stairs rising to first floor accommodation, inset LED downlighters and double glazed sliding windows to front aspect.

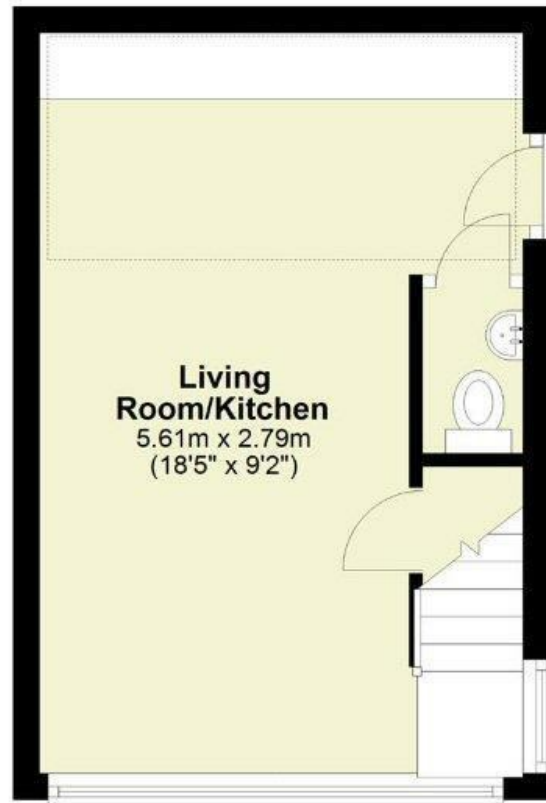


BEDROOM

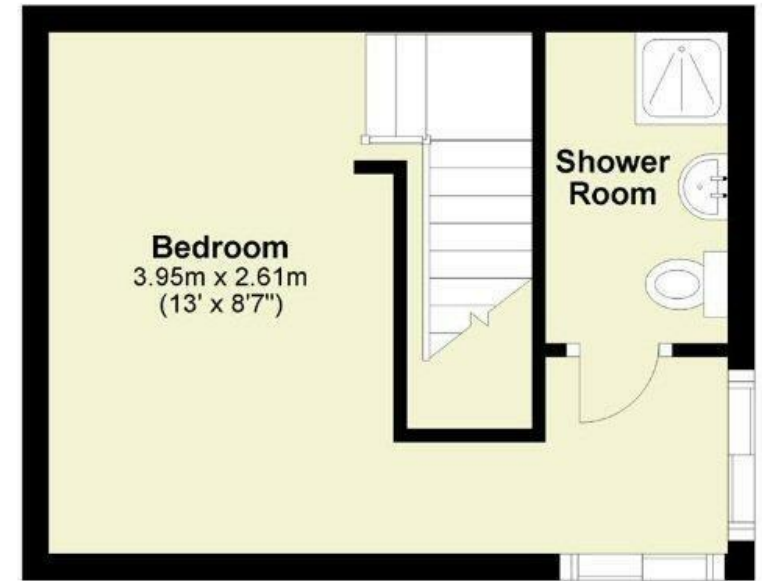
with electric storage heater, large corner window with double glazed sliding windows to front and side aspect providing views up the lane and with door leading through to:



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge

Approx. gross internal floor area 41 sqm (450 sqft)

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.