



Broxbourne Close, Cambridge, CB1 9XP



Broxbourne Close

Cambridge,
CB1 9XP

A well presented three bedroom semi detached home situated in a sought after residential location. The well planned accommodation extends to approximately 1113 sq. ft. Arranged over two floors and enjoys the added benefit of a secured parking area leading to the garage.

3 1 3

Guide Price £475,000





GROUND FLOOR

ENTRANCE PORCH

With entrance door, window to the front and side aspect, door to

LOUNGE

With window to the front aspect, stairs to the first floor, feature fireplace with exposed brickwork, under stairs storage cupboard, open to

KITCHEN / DINER

With window to the side aspect, electric underfloor heating, range of fitted base units with counter over, inset sink and drainer, four ring gas hob with extractor hood over, integrated oven, space for washing machine, slimline dishwasher and American style fridge freezer, part tiled walls, tiled floor, sliding patio door to

CONSERVATORY

With windows to the side and rear aspects, electric underfloor heating, double door to the garden

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch to fully boarded loft, doors to

BEDROOM ONE

With window to the front aspect, fitted wardrobes and drawers, airing cupboard

BEDROOM TWO

With window to the rear aspect, fitted wardrobes

BEDROOM THREE

With window to the front aspect, storage cupboard, fitted counter with cupboards below

FAMILY SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush plate, vanity unit with inset wash basin and chrome mixer tap over, glass and chrome shower enclosure, tiled walls, tiled floor, chrome heated towel rail

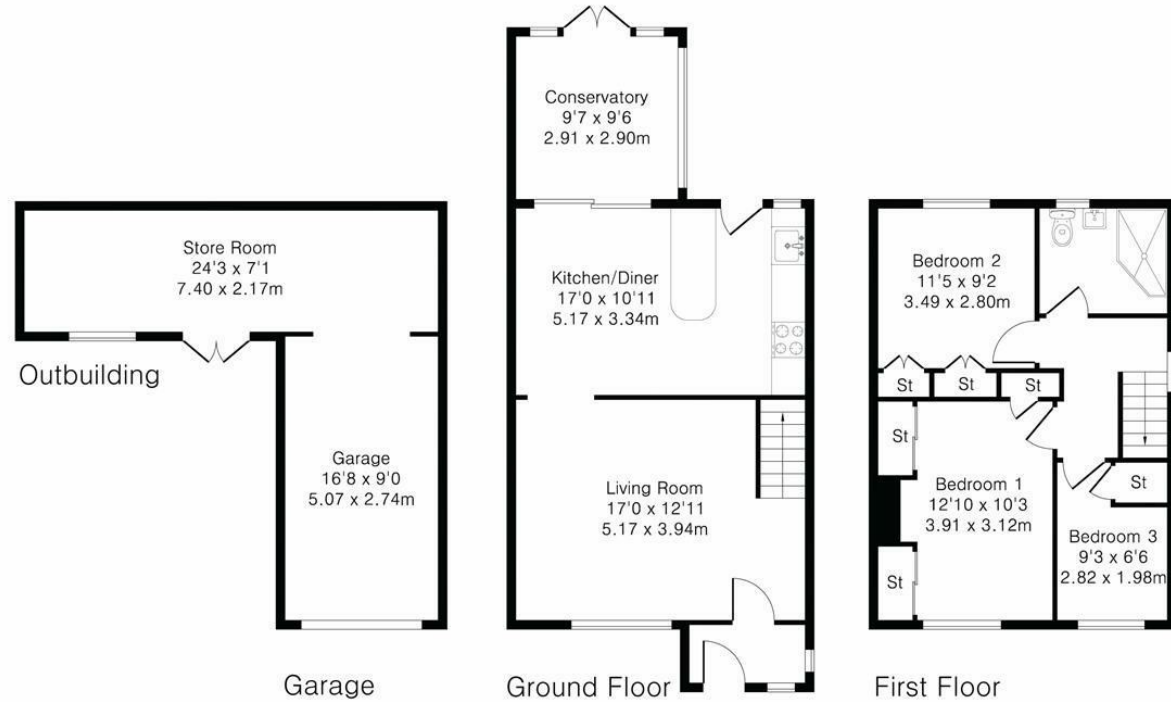
OUTSIDE

The front of the property features an attractive lawn area with a decorative shingle border and enjoys paved driveway parking leading to the entrance door and garage.

The enclosed rear garden enjoys a southerly aspect and is fully paved featuring an outside tap, side access and a door to the outside store adjoining the garage



Approximate Gross Internal Area 1113 sq ft – 103 sq m
 Ground Floor Area 530 sq ft – 49 sq m
 First Floor Area 410 sq ft – 38 sq m
 Outbuilding Area 173 sq ft – 16 sq m
 Garage Area 150 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	66
(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

Guide Price £475,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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