



Bush & Co.

13 Coggeshall Close, Cambridge - Offers Around £250,000

Coggeshall Close is ideally located for access to the A14 and Cambridge North Railway Station via the Chisolm Trail. The city centre is also just over two miles away and there are several shops and supermarkets within the vicinity.

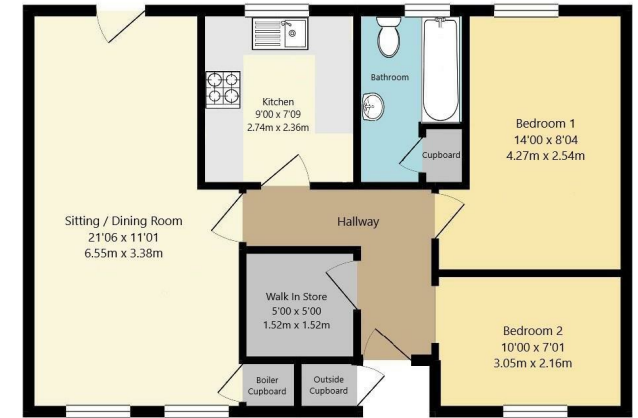
This ground floor flat has its own independent access and there is just one neighbouring property above. The property is sold with the advantage of no upward chain and benefits from double glazing and a gas fired radiator heating system.

The front door leads to a spacious hallway with wood effect laminate flooring and a large walk in store room. The spacious sitting/dining room features wood effect laminate flooring, two double glazed windows and a door out to the shared garden at the back as well as a cupboard housing the wall mounted gas fired boiler. The kitchen comprises a range of wall and base units and work surfaces with stainless steel sink and drainer, space for cooker, plumbing for washing machine and double glazed window. Bedroom one is located quietly at the back and is a large double room with double glazed window and wood effect

laminated flooring. Bedroom two is a well proportioned single room at the front with double glazed window and wood effect laminate flooring. The three piece bathroom has a shower over the bath in addition to tiled walls, a double glazed window, extractor fan and built in cupboard.

Outside - There is an external cupboard by the front door. A shared lawned rear garden is located at the back which is used by both the ground and first floor flats. There is an allocated parking space next to the property.

TENURE - Leasehold
 TERM - Lease expires 8th March 2112
 MAINTENANCE CHARGES - 2023 to 2024 accounts £404.54 PA
 GROUND RENT - £10 per annum
 COUNCIL TAX - Band B
 SERVICES - All mains services are believed to be connected to the property
 LOCAL AUTHORITY - Cambridge City Council



TOTAL AREA : 652 SQ FT ... 60.57 SQ M

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	71 74 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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