



Howard Close, Cambridge

Price: Leasehold £300,000 offers over

- Fantastic Location!
- Ground Floor Maisonette
- Two Double Bedrooms
- Lovely Views Across Ditton Meadows
- Private Good Sized Garden
- Open Plan Modern Living/Dining/Kitchen
- MUST BE VIEWED!

EPC Rating: D



Situated in an exceptional position overlooking Ditton Meadows, this is a two double bedroom ground floor 1950's built maisonette, benefitting from spacious extended open plan accommodation throughout, and a lovely sized rear garden with open views.

The interior has been re-modelled and now has a contemporary open plan layout with re-fitted kitchen and stylish living area with wood burner opening to the well proportioned garden. There are two double bedrooms, one with fitted wardrobes and a modern bathroom. Don't delay, contact us now to arrange your appointment to view.

Howard Close is conveniently situated on the east side of the City, within easy reach of the A14 and the retail park which has a wealth of shops and restaurants. There are riverside walks into the City centre also close by.

Accommodation Includes

Entrance Hall

Kitchen/Dining Room

18'7 x 12'11 (5.66m x 3.94m)

Living Room

12'11 x 9'8 (3.94m x 2.95m)

Bedroom One

12' x 9'11 (3.66m x 3.02m)

Bedroom Two

10' x 8'5 (3.05 x 2.56m)

Bathroom

Outside

Lawned front garden, with pathway to side front door, continuing to gated access to;

Rear Garden

Private rear garden with patio area, lawned area, views to the rear across Ditton Meadows and the river.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the foregoing contained herein, the accuracy of these details, views and any other points are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown herein have been shown for general reference only and are not intended to be used as a guide for any other purpose.



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP101210 - 0002