



## Craister Court, CAMBRIDGE

**Price: Freehold £350,000 offers over**

- End of Terraced Home
- Four Bedrooms
- Off Road Parking
- Overlooks Quiet Green
- Convenient for Cambridge North Station and Science Park
- Easy Access to A14
- Viewing Recommended!

EPC Rating: C



Situated in the heart of Kings Hedges in North Cambridge, this is a well proportioned four bedroom end of terrace home, with the benefit of ground floor bedroom accommodation and gated off road parking to the rear.

The house overlooks a quiet green area to the front, and is very conveniently located for amenities such as the railway station at Cambridge North and the Science Park. There are also local shops and good schools nearby, and the overall represents a great example of an affordable family home.

#### Rear Garden

With gated access at the rear to drive a vehicle or two off the road. Lawned area with numerous shrubs and a garden shed.

#### Accommodation Includes

Entrance Hall

Cloakroom/WC

Living Room- 21'8 x 10'8 (6.60m x 3.24m)

Kitchen/Diner- 16'5 x 14'5 (5m x 4.39m)

Sun Lounge- 11' x 9'9 (3.36m x 2.98m)

Bedroom Two- 12'3 x 8'8 (3.74m x 2.65m)

First Floor Landing

Bedroom One- 14'4 x 12' (4.36m x 3.66m)

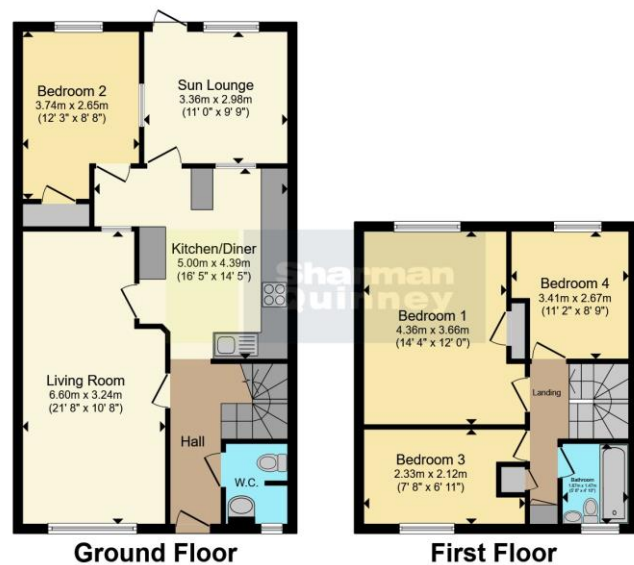
Bedroom Three- 7'8 x 6'11 (2.33m x 2.12m)

Bedroom Four- 11'2 x 8'9 (3.41m x 2.67m)

Bathroom

Outside

Open plan to the front, overlooking a green.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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: ORP100925 - 0003