



## Mortlock Avenue, Cambridge

**Price: Freehold £400,000**

- Excellent Mature Terraced Home
- Three Good Sized Bedrooms
- Fitted Kitchen
- Re-Fitted Contemporary Bathroom
- Large Lawned Gardens
- CHAIN FREE!

EPC Rating: D



Offered chain free, this is a really good sized three bedroom terraced home, situated just off Green Park on the edge of Chesterton.

The house has good family accommodation throughout, with the benefit of a sun lounge/conservatory to the rear, there is a modern kitchen with oven and hob, and on the first floor, three good sized bedrooms and a contemporary re-fitted bathroom. To the rear of the property is a superb large garden, with outbuildings and an outside WC.

We are expecting good interest in this property, please contact us here for your viewing appointment.

#### Accommodation Includes

Entrance Porch

Entrance Hall

Living Room- 12'5 x 12'2 (3.78m x 3.7m)

Diner- 10'6 x 10' (3.2m x 3.0m)

Sun Room/Conservatory- 8' x 7'9 (2.44m x 2.36m)

Kitchen- 10'6 x 8'7 (3.2m x 2.61m)

First Floor Landing

Bedroom One- 13'5 x 9'5 (4.08m x 2.87m)

Bedroom Two- 12'2 x 11' (3.7m x 3.35m)

Bedroom Three- 10' x 8'10 (3.04m x 2.69m)

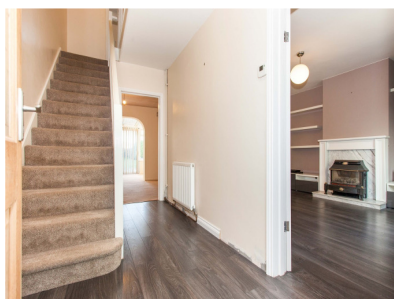
Bathroom

Front Garden-Walled front garden with mature tree, covered side access leading to;

Rear Garden- Very large rear garden, mainly laid to lawn, brick built outbuilding comprising of two sheds and a WC.



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.



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