



Milton Road, Cambridge  
**£400,000** Freehold

**Sharman  
Quinney**

# Key Features



- Individually built
- Open plan kitchen / living room
- Ground floor and first floor shower room
- Two double bedrooms
- Off road parking

This modern, individually built two-bedroom detached house offers an excellent opportunity for those seeking convenient access to Cambridge city centre, the A14 and A10 roads, Cambridge North railway station and the guided bus route.

Upon entering the property, you are greeted by a spacious entrance hall that features a large under-stairs storage area, perfect for coats, shoes, or general storage needs. The hallway leads into a bright and airy open-plan kitchen and living room. This modern space is thoughtfully designed, offering a seamless blend of cooking, dining, and relaxation areas. The kitchen is equipped with contemporary fittings and ample counter space, making it perfect for those who love to cook and entertain. Large patio doors at the rear of the living area provide plenty of natural light and

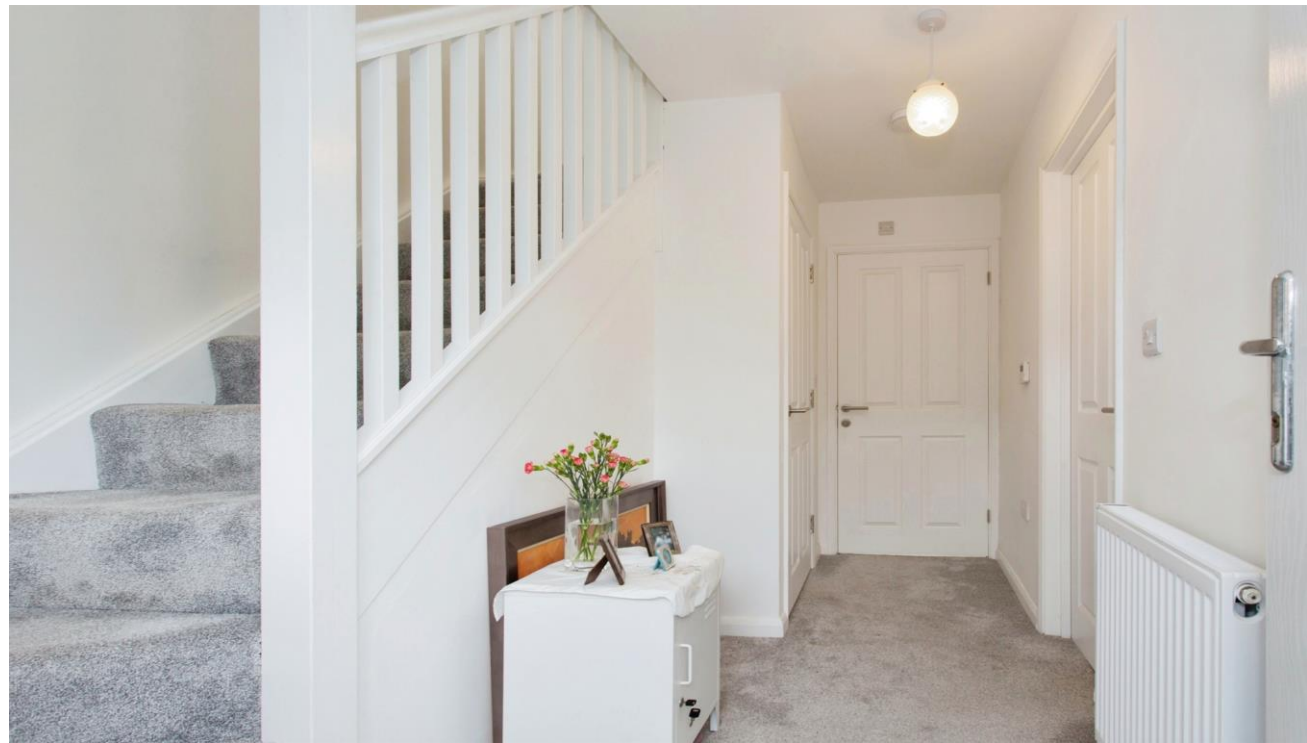


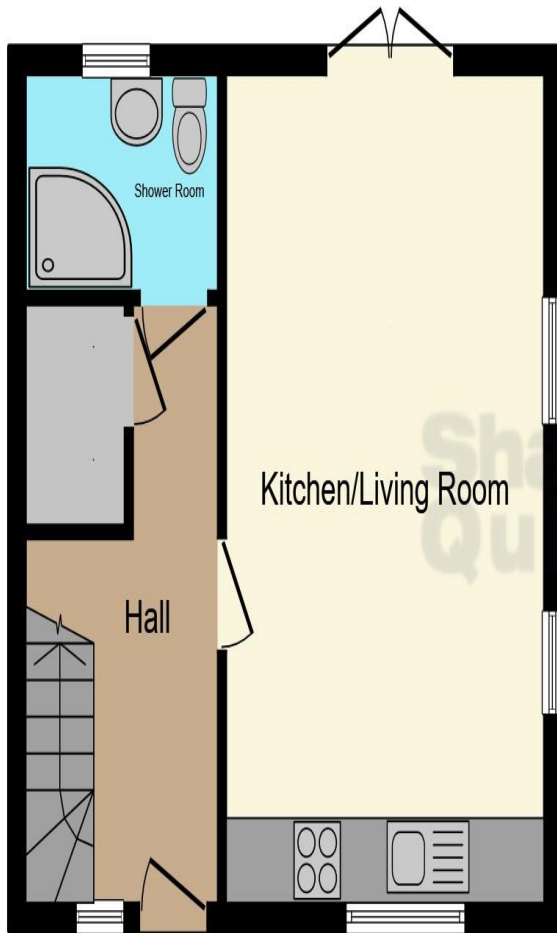
direct access to the rear garden, creating a perfect indoor-outdoor living experience. Completing the ground floor is a well-appointed shower room, adding to the convenience and functionality of the home.

Moving upstairs, you will find two generously sized double bedrooms. The main bedroom includes built-in wardrobes, offering ample storage space while maintaining a clean and uncluttered look. The second bedroom is also spacious, making it suitable for guests, children, or a home office. A full shower room is located on this floor, serving both bedrooms.

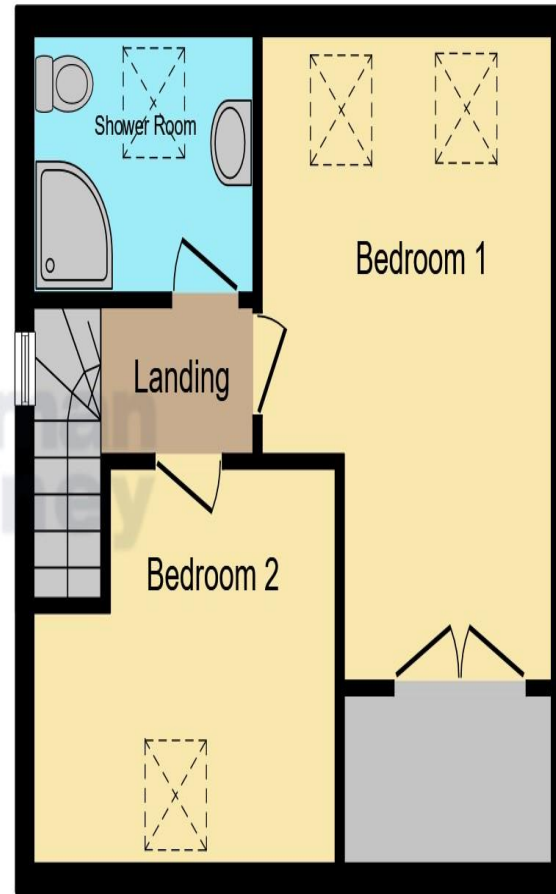
The exterior of the property is designed with ease of maintenance in mind. The rear garden is fully enclosed, providing privacy and a secure space for outdoor activities. It is laid out for low maintenance, making it an ideal spot for those who enjoy outdoor relaxation without the need for extensive gardening work. A shed is included in the garden, offering additional storage for gardening tools or outdoor equipment. The property also benefits from off-road parking for one vehicle, a valuable feature in this area.

With no onward chain, this property is ready for immediate occupation, offering a straightforward and stress-free purchase process. It is an excellent choice for those seeking a modern, well-located home with the convenience of Cambridge's amenities close by.





**Ground Floor**



**First Floor**

- Entrance hall
- Kitchen / living room - 5.2m x 3.6 (17' x 11'8)
- Shower room
- Bedroom one - 4.5m x 3.2m (14'7 x 10'4)
- Bedroom two - 2.5m x 2.2m (8'2 x 7'2)
- Shower room

Agents Note; The registered title currently shows an area which will not be included with the sale of this property. It is our understanding that the Freehold title for the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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: ORP101824 - 0004

