



Ashvale, Cambridge
£450,000 **Freehold**

**Sharman
Quinney**

Key Features

4 2 C C

- Versatile four bedroom home
- Downstairs study, bedroom and shower room
- Generous kitchen / diner
- Utility area
- Low maintenance rear garden

This versatile four bedroom property in the North of Cambridge offers excellent connectivity and modern convenience. Situated near the Citi One bus route, which runs every ten minutes into the city centre, it also provides easy access to Cambridge North Station and the Science Park.

The property features an inviting entrance hall leading to a bright and airy living room. The spacious kitchen and dining area includes a utility space, offering practicality and ample room for family meals or entertaining. On the ground floor, there is also a study, a shower room, and a versatile double bedroom, perfect for use as a children's / guest's room, home office, or an ideal en-suite room to rent out for extra income.

Upstairs, the accommodation includes three



bedrooms, two of which are generous doubles, alongside a single bedroom and a well-appointed family bathroom.

The exterior of the property boasts a low-maintenance rear garden and off-road parking at the back, making this an ideal home for families or professionals seeking both comfort and convenience.

Entrance hall

Living room - 3.53 x 3.96m (11'5 x 12'9)

Kitchen / diner - 5.31m x 3.01m (17'4 x 9'8)

Utility area - 2.78m x 1.72m (9'1 x 5'6)

Study - 2.78m x 2.11m (9'1 x 6'9)

Shower room

Bedroom one - 2.19m x 5.14m (7'1 x 16'8)

First floor landing

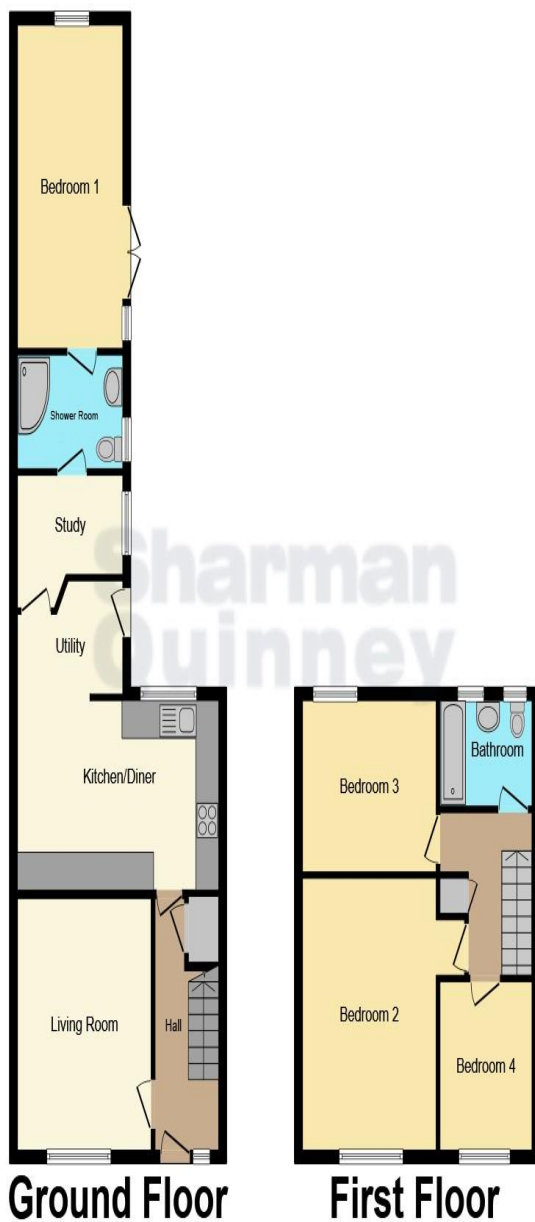
Bedroom two - 3.62m x 4.32m (11'8 x 14'1)

Bedroom three - 3.62m x 2.81m (11'8 x 9'2)

Bedroom four - 2.40m x 2.68m (7'8 x 8'7)

Bathroom





Ground Floor

First Floor

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

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: ORP101444 - 0007

