



Tribune Court, Cambridge
£425,000 Freehold

**Sharman
Quinney**

Key Features



- No onwards Chain
- Semi - detached
- Spacious living room
- Generously sized bedrooms
- Describe location
- Versatile living
- 101 Total square metres

This semi-detached property provides both convenience and versatile living. On the ground floor, you will find a spacious living room and lounge area. Fitted with new carpets and being recently updated it presents itself well with an inviting atmosphere it is perfect for entertaining guests and relaxation. Adjacent to this is the kitchen, fully equipped with integrated appliances and stocked with cabinetry you won't be short for space. Included on the ground floor is a versatile office / study space, providing privacy this room can also be used as a fourth bedroom, nursery or children's playroom.



Upstairs consists of three generously sized double bedrooms, offering ample space for families, guest, or working from home. Each bedroom can comfortably accommodate a double bed, wardrobe, and additional furniture such as a desk, or chest of drawers. The family bathroom is stylish and functional, featuring a full-sized bathtub with shower, basin and WC, and a mix of classic and modern tiling.

Outside, the garden provides a private and tranquil retreat, accessible directly from the living room. This space is perfect for outdoor dining, gardening, or simply unwinding after a busy day. The property's location is one of its standout features, being conveniently close to the Science Park, a major employment hub in the area. It also benefits from excellent transport links, with easy access to the A14 and direct routes to Cambridge city centre. Nearby amenities, schools, and green spaces add to its appeal, making it an excellent choice for those who value convenience and quality of life.

Ground floor

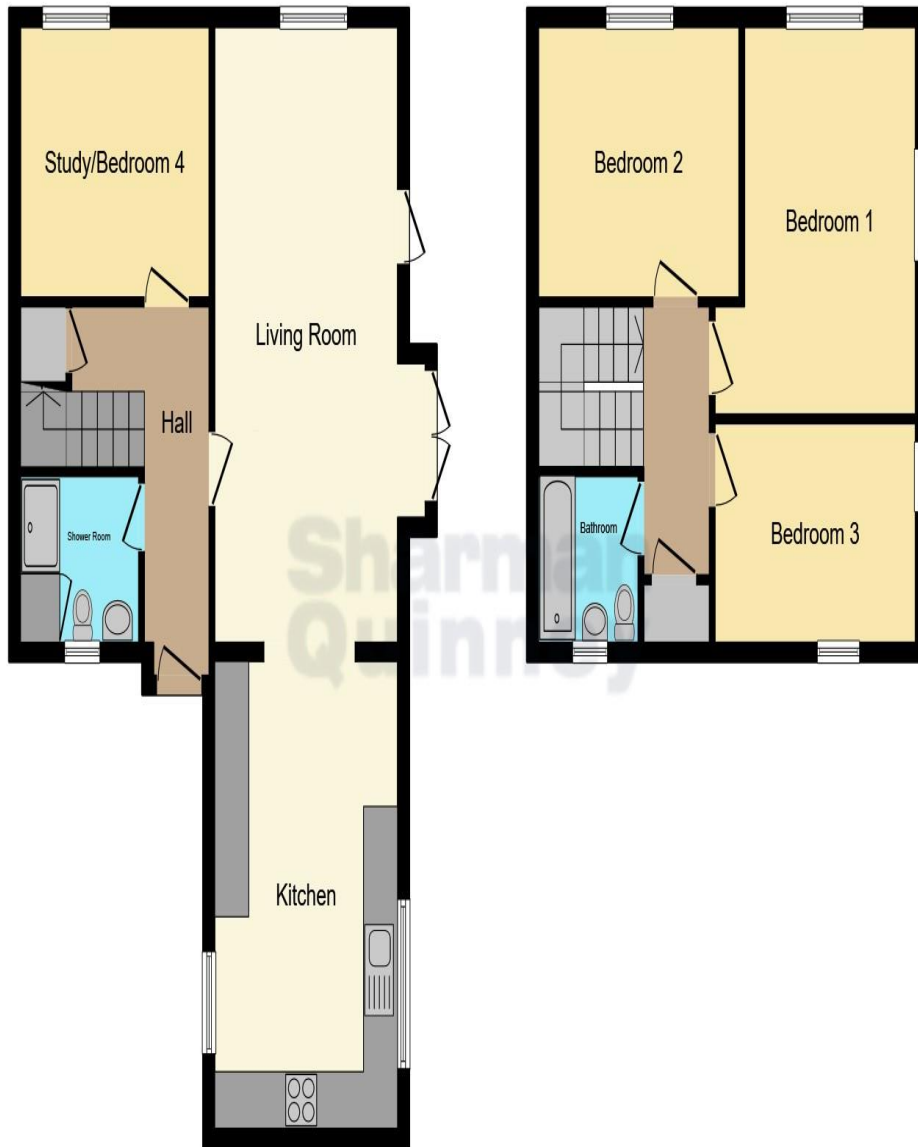
Kitchen - 5.00m x 3.22m / 16'4 x 10'5

Living room - 6.57m x 3.22m / 21'0 x 10'5

Study / bedroom 4 - 3.32m x 2.86m / 10'8 x 9'3

Shower room - 2.08m x 1.76m / 6'8 x 5'7





Ground Floor

First Floor

First floor

Bedroom one - 4.14m x 3.53m / 13'5 x 11'5

Bedroom two - 2.88m x 3.53m / 9'4 x 11'5

Bedroom three - 2.39m x 3.53m / 7'8 x 11'5

Bathroom - 2.00m x 1.64m / 6'5 x 5.3

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

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