



Craister Court, Cambridge
Guide Price £180,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom House
- Open Plan Layout
- Investment Opportunity
- Enclosed Rear Garden



As you enter the property, you are welcomed by a well-appointed kitchen with space for appliances, a gas hob, and a convenient breakfast bar. To the rear of the ground floor, there is a spacious living area offering direct access to the private, enclosed rear garden.

Upstairs, you will find a generously sized bedroom with ample room for additional furniture, a desk, and storage. A shower room is also located on this level.

This property has gas central heating, provided from the combination boiler, and is double glazed throughout.

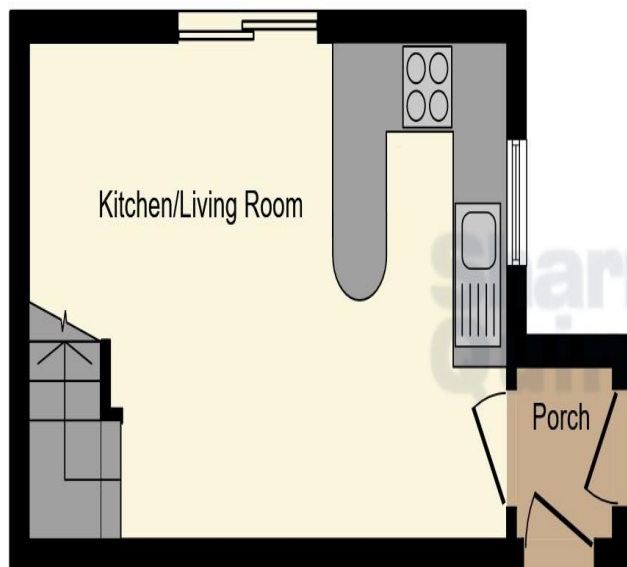
Positioned in CB4, the property boasts a prime location being within easy reach of public transport, central Cambridge, Cambridge science park and Local amenities.

Living room - 5.34m x 3.34m / 17'5 x 10'9

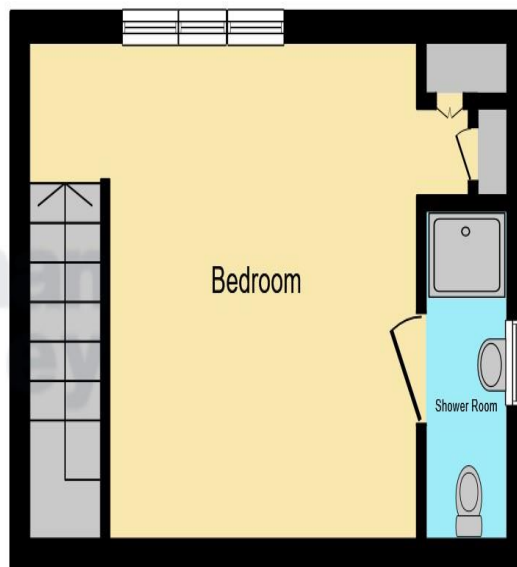
Bedroom - 4.33m x 3.34 / 14'2 x 10.9

Shower room - 2.21m x 0.91m / 7'2 x 2'9





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

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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: ORP102184 – 0003 – CT-B

