



## Green Park, Cambridge

**Price: Freehold £355,000**

- Two double bedrooms
- Open plan space
- Generous rear garden
- Off road parking for two cars
- Close to local amenities
- Walking distance to the Train station and Science Park.

EPC Rating: D



## Accommodation Includes

Part glazed entrance door with obscured window leading into;

### Entrance hall

With stairs rising to first floor, built in shoe cupboard, door through to;

### Open plan lounge/kitchen/diner

6.80m x 4.82m (22'3" x 15'9") With a large glazed window to front aspect allowing plenty of natural light, with radiator under. Storage cupboards to side aspect, glazed sliding door to rear aspect leading into rear garden. Carpet throughout. The kitchen area has a range of wall and base units with complimentary work surfaces over, stainless steel sink and drainer with mixer tap over. Freestanding electric cooker with extractor fan above, double oven under. Space for washing machine and fridge/freezer. Partially tiled walls. Two sets of obscured windows to side aspect and large glazed window to rear aspect. Tiled flooring.

## First floor

With glazed window to side aspect, access to loft space and doors through to all rooms.

### Bedroom 1

3.71m x 3.33m (12'2" x 10'11") With glazed window to front aspect and radiator under. A large and spacious walk in wardrobe. Further storage space to side.

### Bedroom 2

3.23m x 2.40m (10'7" x 7'10") With glazed window to rear aspect and radiator under. Built in storage cupboard.

### Bathroom

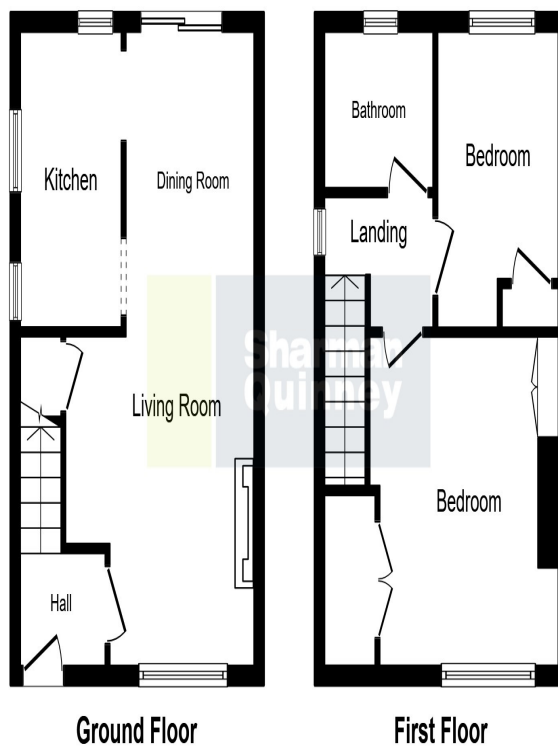
A three piece suite comprising panelled bath with shower over, low level WC and a pedestal wash hand basin. Obscured glazed window to rear aspect. Tile effect flooring, partially tiled walls. Radiator.

### Outside

To the front you have off road parking for up to two vehicles, mainly gravelled area with a pathway leading into the side of the property. To the rear is is mainly laid to gravel, with a large patio, and areas of shrubs and borders, wooden shed to the rear. Enclosed by a wooden fence.



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: ORP100822 - 0004



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 inspector(s). Plan produced for Sharman Quinney. Powered by www.localagent.com

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