



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

10 Violet Close, Cambridge, CB1 9YW

A well presented modern four bedroom detached house attractively situated in an established development. The property benefits from two reception rooms, a fitted kitchen and a master bedroom with ensuite shower room. Further benefits included a ground floor cloakroom, gas central heating, a garage, off-road parking for several vehicles and enclosed rear garden. EPC Rating C.

£1,650 PCM

- Modern Detached House
- 4 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Ground Floor Cloakroom
- Double Glazing
- Garage and Garden
- Available beginning of August 2021



ACCOMMODATION with approximate room sizes

ENTRANCE HALLWAY

with part glazed entrance door, stairs leading to first floor, under stairs storage cupboard.

CLOAKROOM

with low level WC, hand basin, tiled flooring and walls tiled half height, radiator, window to front aspect.

KITCHEN

14'0" x 8'3" (4.29 x 2.54)

with one-and-one-half bowl stainless sink unit and drainer with mixer tap, fitted base and wall units, worktops and tiled splashbacks, tiled flooring, stainless steel extractor hood, space and plumbing for washing machine, space for freestanding oven, radiator, windows to front and side aspects, half glazed door to side.

SITTING ROOM

14'6" x 10'7" (4.42 x 3.23)

with two radiators, pair of French doors leading to the dining room, window to rear aspect, pair of French doors leading to rear garden.

DINING ROOM

10'7" x 8'5" (3.25 x 2.59)

access via the sitting room with radiator, window to rear aspect.





FIRST FLOOR LANDING

with access to roof space, airing cupboard with cylinder and immersion.

MASTER BEDROOM

11'3" x 8'5" (3.45 x 2.59)

with double built in wardrobe with sliding doors, radiator, window to front aspect.

ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin and low level WC, tiled walls and flooring, shaver point, radiator, window to front aspect.

BEDROOM 2

14'0" x 8'0" (4.27 x 2.44)

with radiator, window to rear aspect.

BEDROOM 3

12'9" x 8'2" (3.89 x 2.51)

with radiator, window to rear aspect.

BEDROOM 4

9'1" x 6'11" (2.77 x 2.13)

with radiator, window to rear aspect.

BATHROOM

with white suite comprising panelled bath with mixer tap and shower over, hand basin with cupboard storage, low level WC, tiled walls and flooring, shaver point, radiator, window to side aspect.



OUTSIDE

The front of the property is largely laid to hard standing with off-road parking for three vehicles.

GARAGE with metal up and over door, light and power, side access leading to:

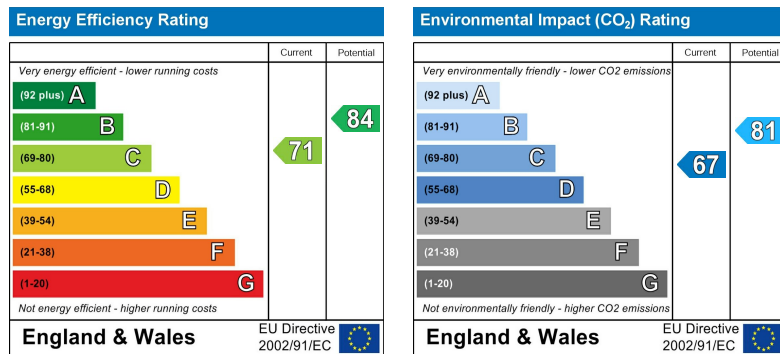
REAR GARDEN enclosed and laid to lawn with patio area.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.