



1 Repton Gardens, Milton, Cambridge, CB24 6UE
Offers Over £350,000 Freehold



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A SPACIOUS TWO BEDROOM MODERN HOUSE IN A POPULAR DEVELOPMENT ON THE EDGE OF THIS SOUGHT AFTER AND CONVENIENT VILLAGE CLOSE TO THE A14 AND CITY

• End of Terrace Home, • 2 Bedroom, 2 Bathroom, 1 Reception room • Constructed in 2014. • Gas Fired Central Heating & Water heating solar panels • Car port and parking for two cars • Accommodation measuring - 68sqm/732sqft • Council Tax Band - C • EPC 82/B

Entrance hall, cloakroom/wc, kitchen, living/dining room, master bedroom with en suite, further double bedroom, family bathroom, enclosed rear garden, carport, off road parking

Repton Gardens is an attractive and well presented end terrace house of brick elevations under a tiled roof. The property is well laid out with the ground floor comprising entrance hall with cloakroom/wc and spacious living/dining room with French doors overlooking the rear garden. There is a well fitted kitchen equipped with integrated appliances including: fridge/freezer, washing machine, dishwasher, electric fan oven, four ring gas hob and one and a quarter bowl sink with mixer tap. On the first floor, which is fitted with wood effect laminate flooring, there are two double bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room and the second bedroom has a built in wardrobe. Outside, there is a small front garden and a good sized enclosed rear garden with gated access to the carport and parking for two cars. The garden is mainly paved with an array of plants and shrubs. The property has access to the communal gardens and there is a 6-monthly fee of approximately £150 to maintain the communal areas. In addition, there are solar panels which aid the heating of water for the property.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

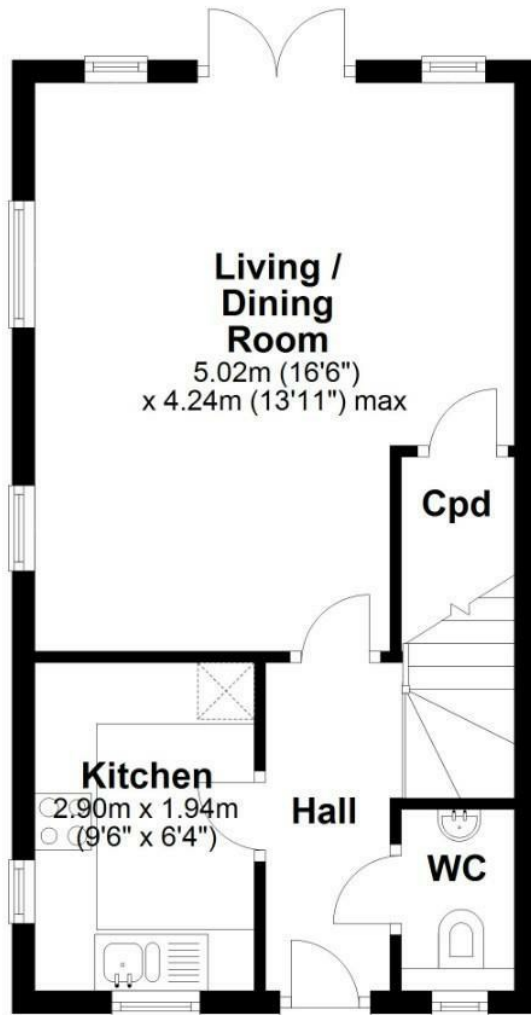
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



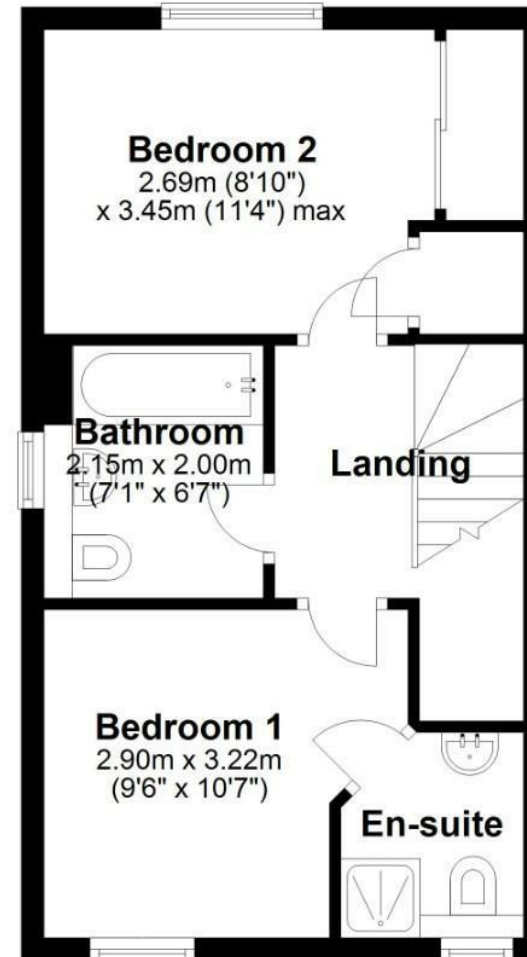
Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

