



17 Humphries Way, Milton, Cambridge, CB24 6DL
Guide Price £425,000 Freehold



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A THREE-BEDROOM LINK DETACHED HOME LOCATED WITHIN THE POPULAR VILLAGE OF MILTON AND WITHIN A SHORT WALK OF A PARK AND PLAYING FIELD.

- Accommodation measuring approximately 78SQM/845SQFT.
- Mains services includes – Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- EPC Rating - 67/D.
- Gas fired central heating.
- South facing rear garden.

Having been constructed in 1989, this link-detached home provides accommodation over two levels and measures approximately 78SQM/845SQFT.

To the ground floor, the property comprises of a porch with a WC adjoining, a living room with stairs leading to the first floor, a dining area, and a kitchen. The kitchen provides space for a washing machine and fridge freezer and benefits from an integrated oven with a gas hob above.

To the first floor, the property has three bedrooms and two bathrooms, one of which is an en-suite shower room to the main bedroom.

Externally – the property benefits from driveway parking to the front and this leads onto the single garage which links onto the property and a neighbouring garage. To the front is a pleasant garden with flowers and shrubs around the perimeter of the property. The south facing rear garden is fully enclosed, laid predominantly to lawn and has a vast array of flowers, shrubs, and trees along the borders.

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.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council

Tax band - D

Fixtures and Fittings.

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

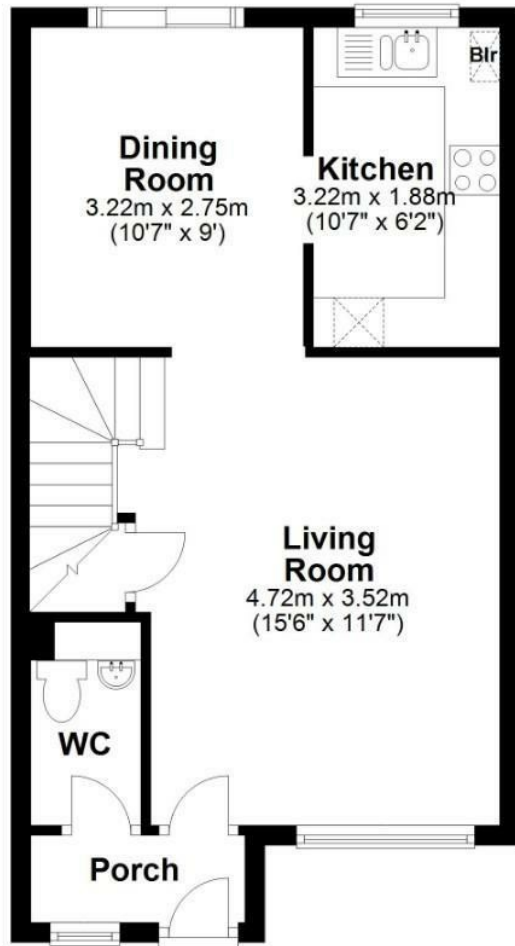
Viewing.

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



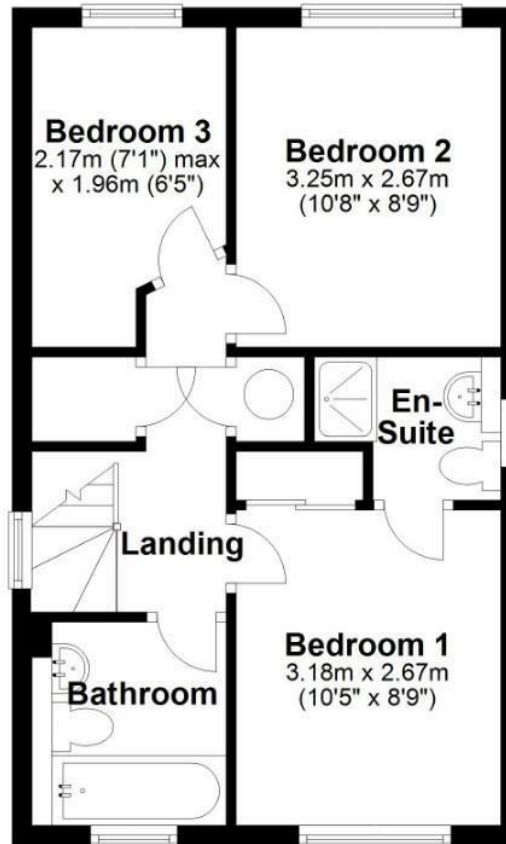
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



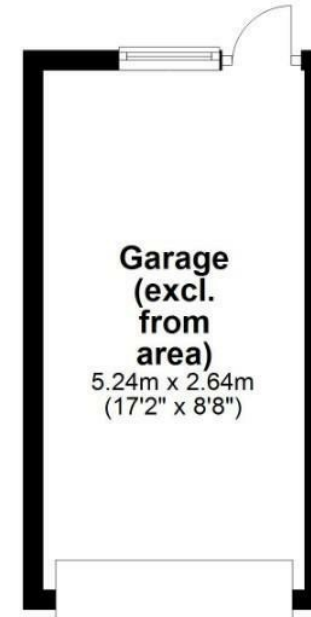
First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		67
(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	

