



4 The Elms, Milton, Cambridge, CB24 6ZQ  
Guide Price £325,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS RECENTLY RE-DECORATED, TWO-BEDROOM TERRACE HOME, LOCATED WITHIN A SHORT CYCLE OF THE CAMBRIDGE NORTH TRAIN STATION AND NORTH CAMBRIDGE BUSINESS/SCIENCE PARK.**

- Terraced house
- 2 beds, 1 bath, 1 recept
- Gas fired central heating to radiators
- EPC-C/69
- 625 Sqft/58 Sqm
- Constructed in 1985
- Garage and space for parking to the front of the property
- Council tax band - C

Having been constructed in 1985, this two-bedroom terraced home is ideal for first time buyers, measures 625 Sqft/ 58 Sqm and provides living accommodation over two levels. To the ground floor the property comprises of an entrance hallway with cupboard, a living room with window to the front and stairs which lead up to the first floor and a kitchen dining area which opens into the rear garden. To the first floor, the property comprises of two bedrooms and a bathroom serving both bedrooms. The bathroom benefits from an all-white suite including a panelled bath, a low-level WC and a pedestal sink unit.

Externally – The property has a gravelled area to the front and a paved pathway leading up to the front door. The rear garden is enclosed, benefits from a paved patio area directly off the kitchen/dining door, has a raised flower bed and an area ideal for lawn. The rear garden has gated access onto a block of garages to the back, and this includes a brick-built garage with a pitched roof for the property.

**Location**

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the ever-popular Country Park. The village is rich in amenities and has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station, the Park and Ride and the Science Park are all 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, four village pubs, children's play areas and green spaces. Milton is also within easy reach of the River Cam and numerous Fenland countryside walks.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

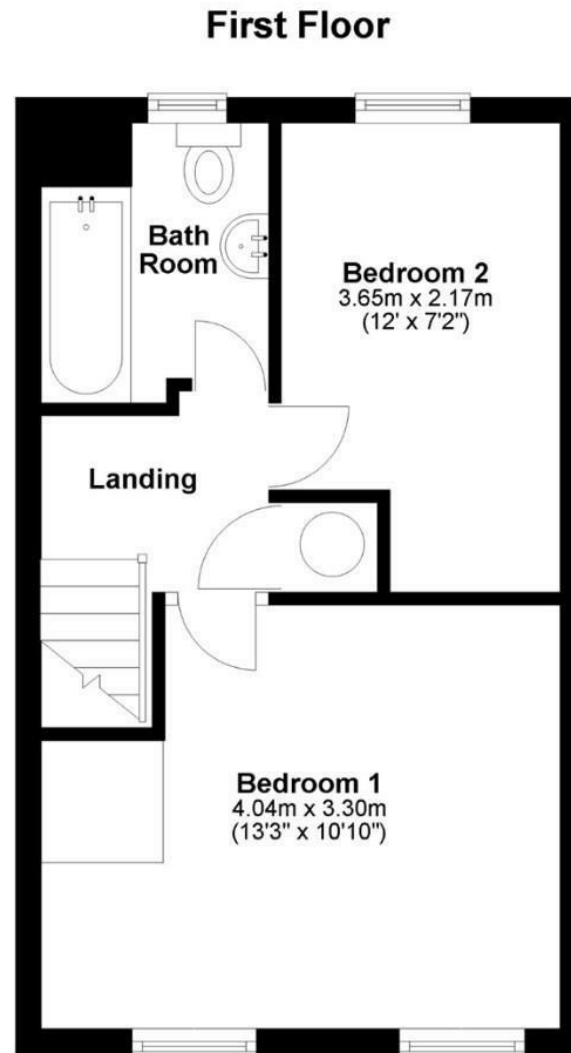
**Fixtures and Fittings**

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





Approx. gross internal floor area 58 sqm (625 sqm)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



