



249 The Rowans
Milton, CB24 6ZA

Guide price £325,000



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Cambridge, CB24 6ZA

- 2 bedrooms
- Enclosed rear garden
- Garage en block
- Excellent commuter links

A well presented two bedroom mid terrace house located in the popular village of Milton. It benefits from good access to the A14/A10, City centre, science/business parks, and easy access to Cambridge North Station.

The accommodation comprises in brief, an entrance porch which leads to a living room with stairs to the first floor, off of the living room is a kitchen/breakfast room with fitted wall and base cupboards and an integrated electric oven, induction hob and dishwasher. There is further space and plumbing for appliances and a door leading to the garden. Both the living space and kitchen benefit from extensive floor to ceiling fitted shelving.

On the first floor, there are two bedrooms and a family bathroom with shower over the bath, hand wash basin and WC. The property further benefits from a fully boarded loft space with useful fitted shelving.

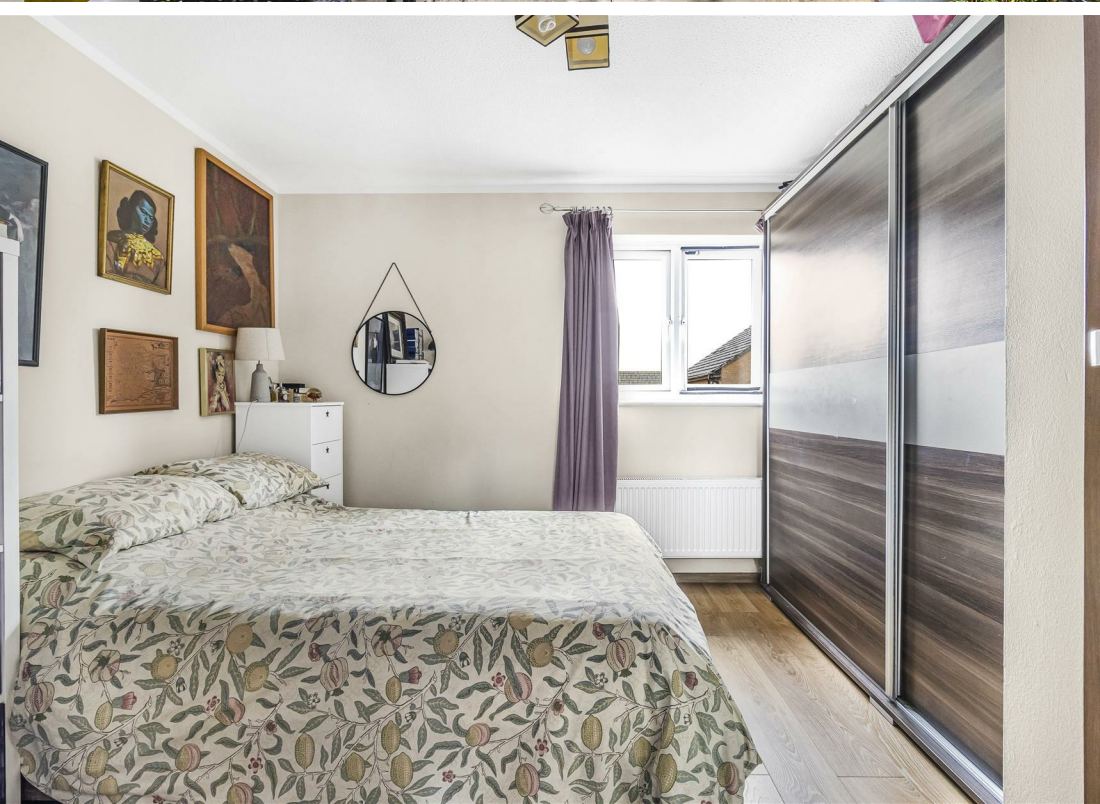
Outside is a good sized enclosed rear garden, which is laid to lawn





with patio area and gated rear access. There is a garage en bloc and on street parking available.

Milton is an extremely well-served village with independent shops and a major supermarket, a large country park and a local school easily accessible. Access to the Cambridge Science and Business parks, as well as the A14 and M11, is very straightforward.



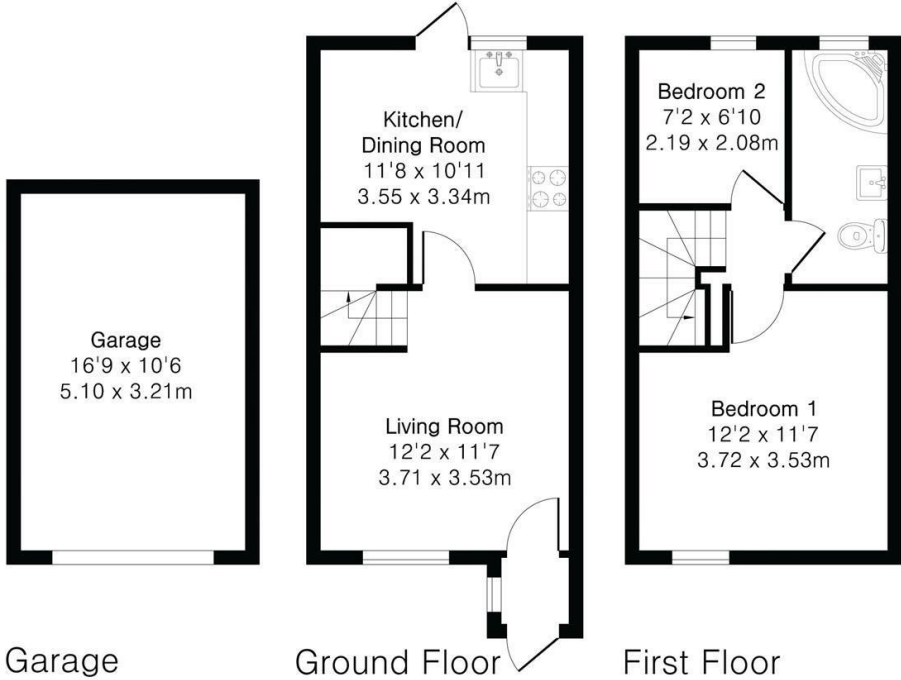
Floor Plan

Approximate Gross Internal Area 733 sq ft - 67 sq m

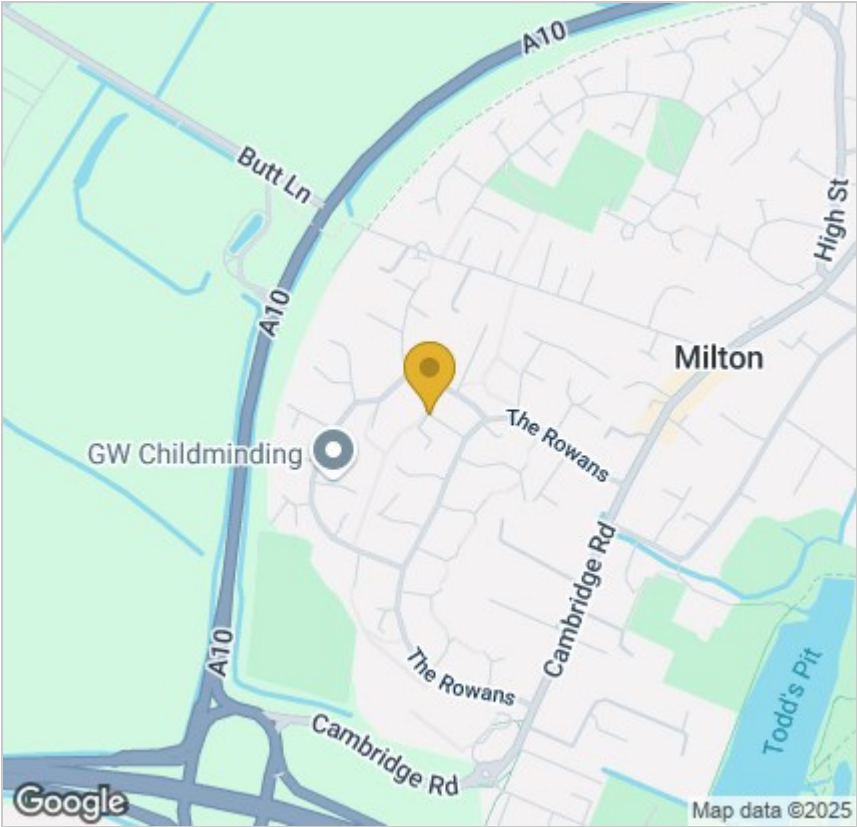
Ground Floor Area 284 sq ft – 26 sq m

First Floor Area 273 sq ft – 25 sq m

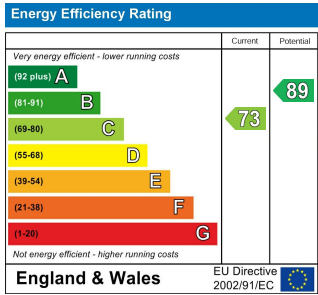
Garage Area 176 sq ft – 16 sq m



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C