



40 Brackley Close, Cambridge, CB4 2JW

Offers Around £240,000

- First time Buyer / Investment
- On-Road Parking
- Maisonette
- Newly Decorated

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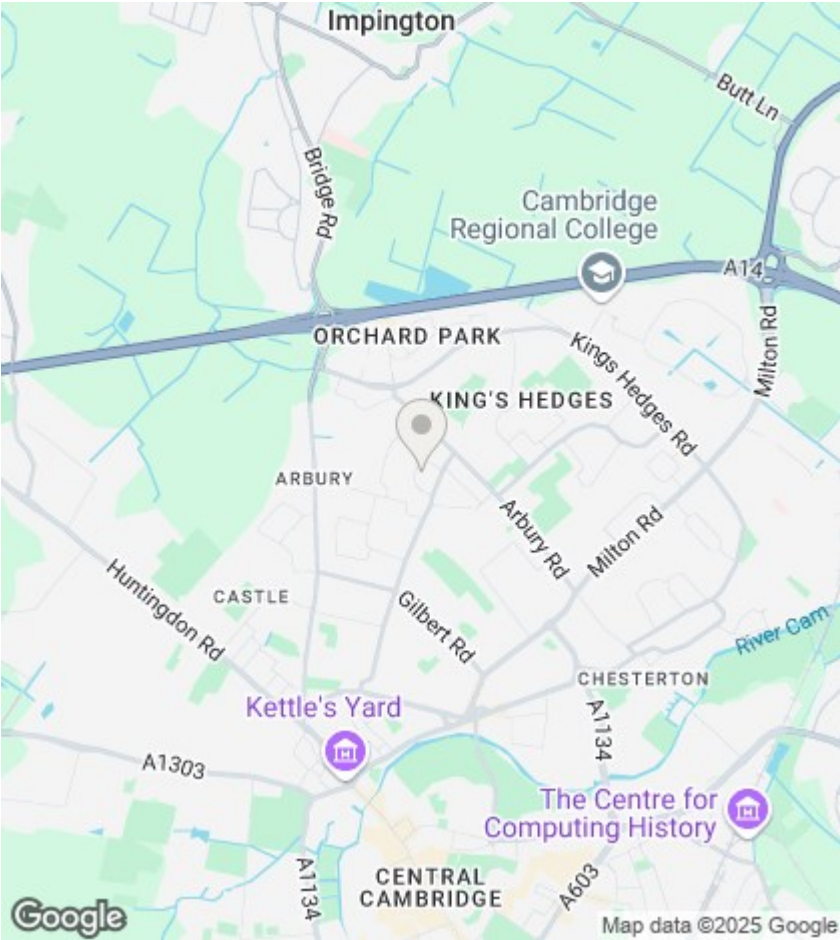
Step into your dream home, ideally for first time buyer or great investment for a delightful 2-story property boasting 662 square feet of thoughtfully designed living space. The smart floor plan includes an inviting room on the ground floor, along with a fully functional kitchen endowed with a trusty stove, ready for all your culinary experiments. Moving to the first floor, you'll find it houses four surprisingly spacious rooms and a meticulously designed bathroom featuring a bath, ensuring your home is always an oasis of relaxation.

But this charming property's allure isn't only within its walls. Snuggled in a vibrant neighbourhood, you're just within reach of Cambridge Regional College - a renowned educational institution, perfect if you're pursuing academic ventures or have kids preparing for college. For your grocery needs, ALDI is nearby, and for those spontaneous staycation urges, the Holiday Inn Cambridge and Premier Inn Cambridge offer exceptional hospitality. Looking to get active? The Chesterton Sports Centre promises an energetic day out. The area also includes Arbury Primary School, a fantastic place for younger family members. This home also boasts excellent connectivity, with direct routes to A14 and M11, primed for your commuting requirements. Enter a life well-curated in this cosy, conveniently located retreat.



Council Tax Band:



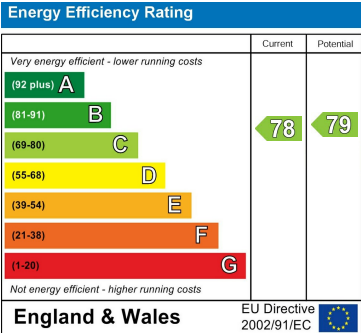


Directions

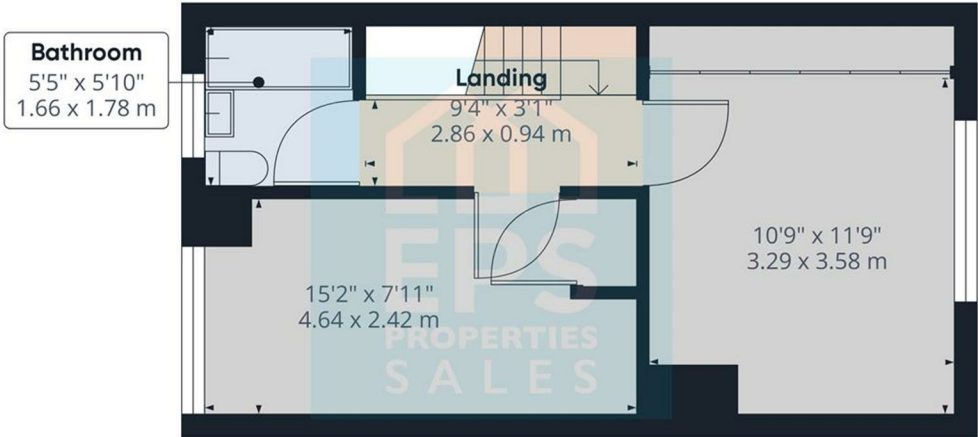
Viewings

Viewings by arrangement only. Call 01223414400 to make an appointment.

EPC Rating:
C



Floor 0



Approximate total area[®]
655.63 ft²
60.91 m²

Reduced headroom
14.5 ft²
1.35 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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