



25 ENNISKILLEN ROAD, CAMBRIDGE, CB4 1SQ

Offers In Region Of £250,000

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A smartly presented and much improved modern first floor two bedroom maisonette situated in this convenient location on the northern side of the city.



Enniskillen Road is situated in Chesterton close to the River Cam off Green End Road. There are good local facilities and amenities and convenient access through public transport to the city centre and nearby Science Park. The newly opened Cambridge North Station is within walking or cycling distance providing services to London Kings Cross and in addition the A14 is within easy reach linking Cambridge with the rest of the country.

- * Two bedrooms
- * Refitted bathroom
- * Refitted kitchen
- * Living/dining room
- * Gas fired radiator heating
- * Central heating is supplemented by a solar powered hot water system
- * Single garage in a nearby block
- * Viewing recommended
- * Expected to let for around £875pcm



The residence is situated on the first floor of this purpose built two storey building; the property enjoys a refitted kitchen and bathroom. The central heating is supplemented by a solar powered hot water system and there is a single garage in a nearby block. In detail the accommodation comprises:

Frosted double glazed entrance door to

ENTRANCE HALL

With stairs to first floor.

LANDING

With access to loft space.

LIVING ROOM

Gas fire, two double glazed windows to rear elevation, TV point, radiator.

KITCHEN

With single drainer stainless steel sink unit, cupboard below, a further range of matching wall, floor and drawer units with working surfaces and tiling to splashback areas. Fitted electric oven, gas hob, plumbing for washing machine, double glazed windows to front and side elevations, Worcester gas boiler, inset ceiling spotlights.

BEDROOM ONE

With double glazed window to front elevation, radiator.

BEDROOM TWO

Double glazed window to rear elevation, radiator.

BATHROOM

A refitted suite comprises low level WC (concealed cistern), washbasin with cupboard below, bath with shower over, chrome heated towel rail.

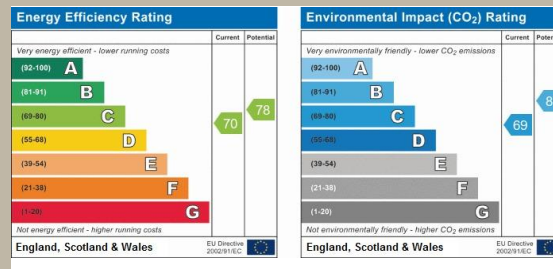
OUTSIDE

There is a single garage in a nearby block measuring approximately 4.98m x 2.37m (16' 4" x 7' 9") with an up and over door.

TENURE

Leasehold. We understand the property is held on a 125 year lease from 22.5.2002 with 110 years unexpired. The ground rent payable is £50pa and there is no service charge.

Council Tax Band B £1,268.33 for 2017/2018



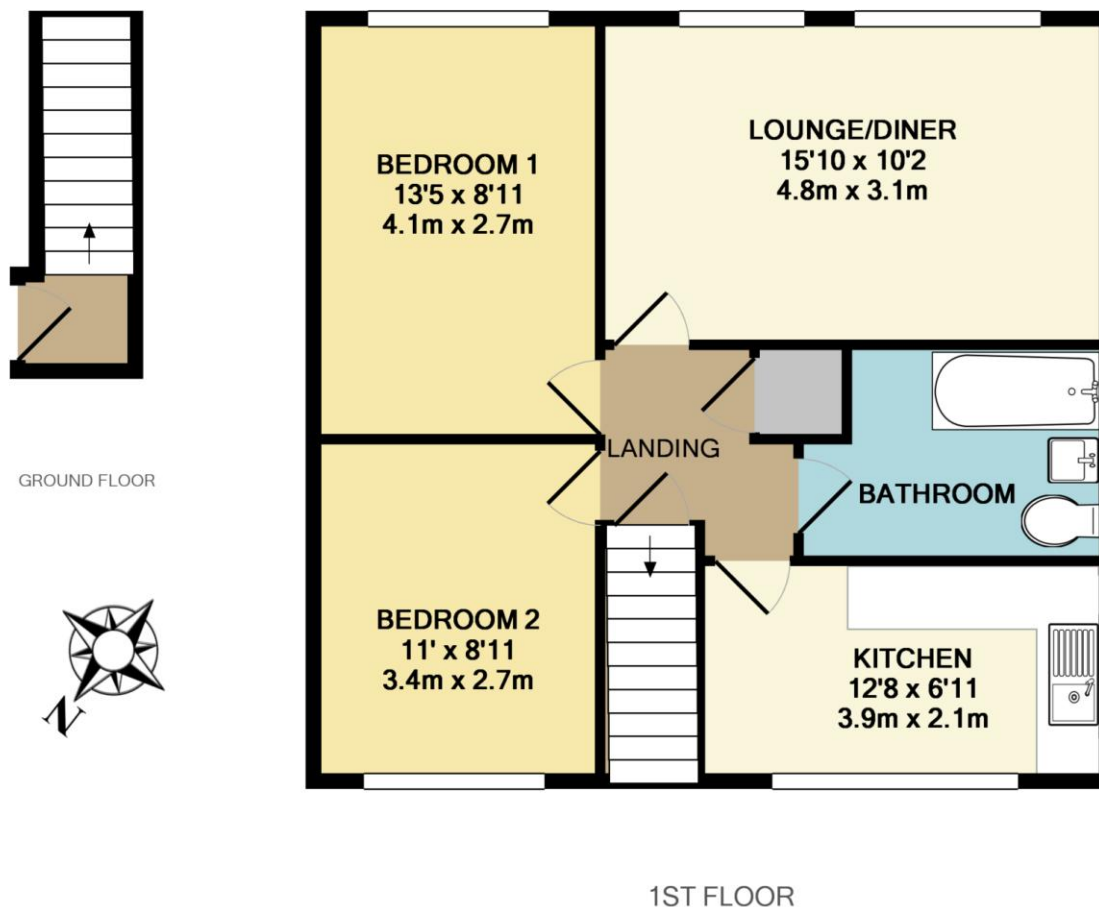
Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High
Street
Willingham, Cambs CB24
5ES

Newmarket
16a High Street
Newmarket, Suffolk CB8
8LB
01638 660303

hello@tylers.net | **TYLERS.NET**



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Registered address: Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

