



Caribou Way, Cambridge  
CB1 9XG

Pocock + Shaw



46 Caribou Way  
Cambridge  
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A well located one bedroom first floor maisonette enjoying a tucked away cul de sac position in a popular Cherry Hinton location.

- First floor maisonette
- Well proportioned accommodation
- Double bedroom
- Kitchen
- Living room
- Bathroom
- Electric heating
- Allocated parking space
- No upward chain
- No ground rent payable

Guide Price £210,000



A well located one bedroom first floor maisonette well located off Cherry Hinton Road, ideal for a first time purchase or investment. The property sits in a quiet, yet central cul-de-sac.

Located in Cherry Hinton, this one bedroom first floor maisonette offers well presented accommodation within easy reach of the Addenbrookes/ Papworth hospital site as well a selection of shops and amenities both on the High Street and the local supermarket.

In detail the accommodation comprises;

**Recessed porch** with inset spotlight, quarry tiled floor, utility cupboard and part glazed door to

**Reception lobby** with coathooks, electric fuse box, wall mounted Kyros electric heater, stairs to

**First floor hallway** with doors to

**Sitting/dining room** 16'8" x 12'1" (5.09 m x 3.68 m) with window to front, Kyros wall mounted electric heater, built in cupboard, cable media point, door to

**Kitchen** 13'4" x 5'6" (4.07 m x 1.68 m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, space for electric cooker, space and plumbing for washing machine, space for under counter fridge/freezer.

**Bedroom** 9'9" x 9'5" (2.96 m x 2.86 m) with window to rear, built in wardrobe cupboards and airing cupboard with factory lagged hot water tank to length of one wall, wall mounted Kyros electric heater, loft access hatch.

**Bathroom** with panelled bath with Triton T80 electric shower over, mainly tiled surround, wash handbasin with tiled splashback and shaver point over, wc, extractor fan.

**Outside** Allocated off street parking.

**Services** Mains water, electricity and drainage.

**Tenure** The property is leasehold for a term of 100 years from 29 December 2018. Ground rent £373 per annum. No service charge.

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**Council Tax** Band B

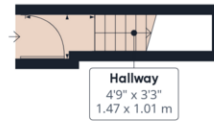
**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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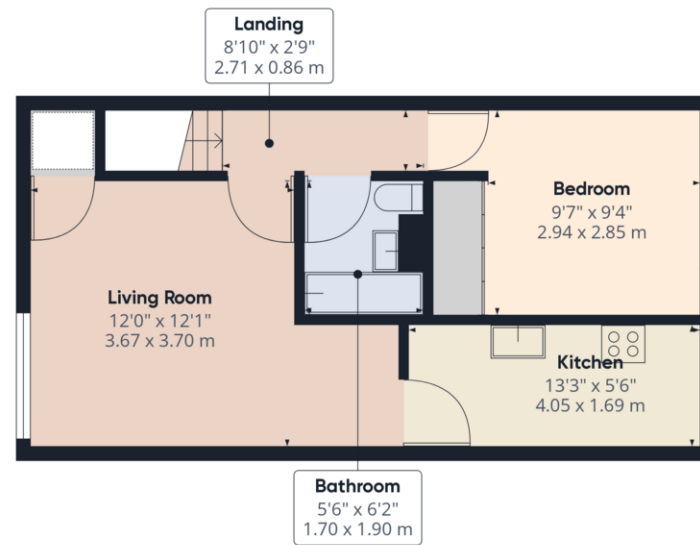


Ground Floor

Approximate total area<sup>(1)</sup>

451.44 ft<sup>2</sup>

41.94 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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