



16 Crosfield Court
Cambridge, Cambridgeshire CB4 2RZ
£340,000

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Morris Armitage are delighted to offer for sale this spacious end-of-terrace family home located to the north side of the city centre and positioned within a short cycle ride from Cambridge North Railway station, Cambridge Science Park and Cambridge Business Park.

Easily accessible to the city centre, local schooling and the A14/M11. Accommodation comprises entrance hall, lounge/diner room, kitchen, W/C, three bedrooms and a family bathroom. Gas fired central heating and double glazing throughout.

Externally the property benefits from a fully enclosed low maintenance garden with patio seating area, lawn and two brick storage units. Additionally to the rear of the property is residents only parking area.

Viewing is highly recommended. To view, please call and ask for a member of the sales team.

Accommodation Details

Entrance Hall

Stairs leading to bedrooms, radiator and doors leading to kitchen and W/C.

Lounge/Diner 21'8" x 9'1" (6.62m x 2.79m)

Window to front and rear aspect and two radiators.

Kitchen 10'11" x 10'7" (3.33m x 3.25m)

Fitted with a range of eye level and base level storage units with worktop surfaces over, space for fridge/freezer, 4 ring electric hob with extractor hood over, stainless steel one and half bowl sink and drainer. Space for washing machine, tiling to splash back areas,

window to rear aspect, door to rear aspect and radiator.

W/C

Suite comprising low level W/C, pedestal wash hand basin, obscured window to front aspect and tiling to splash back areas.

Landing

Doors leading to bedrooms and shower room.

Bedroom 1 13'9" x 10'5" (4.20m x 3.20)

Window to rear aspect and radiator.

Bedroom 2 10'11" x 6'11" (3.34m x 2.13m)

Window to front aspect and radiator.

Bedroom 3 8'3" x 6'7" (2.51m x 2.01m)

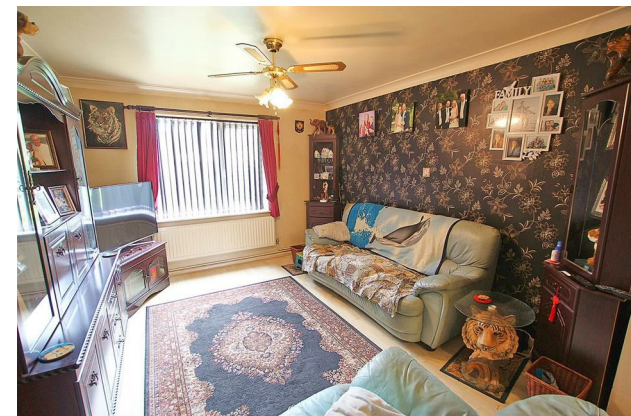
Window to rear aspect and radiator.

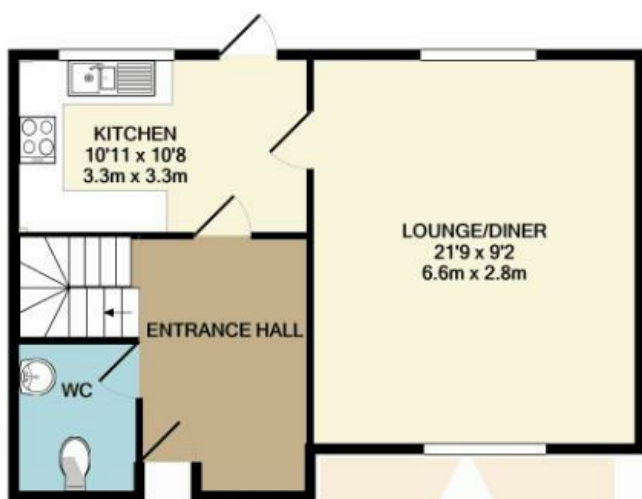
Refitted Shower Room

Suite comprising low level W/C, corner shower, pedestal wash hand basin, tiling to walls, heated towel rail, obscured window to front aspect and extractor fan.

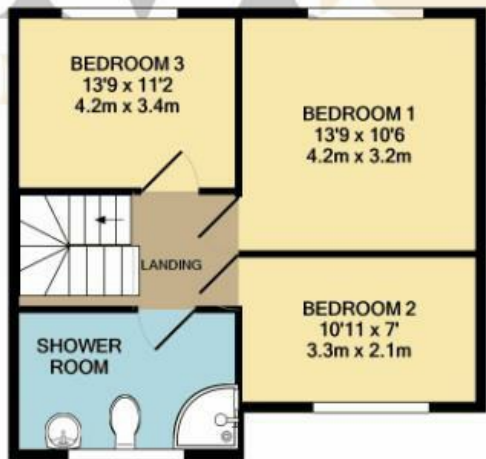
Garden and Parking

Lawn, established plants and scrubs, wooden garden shed, outside tap and patio area. Two brick built storage units. Residents parking area.



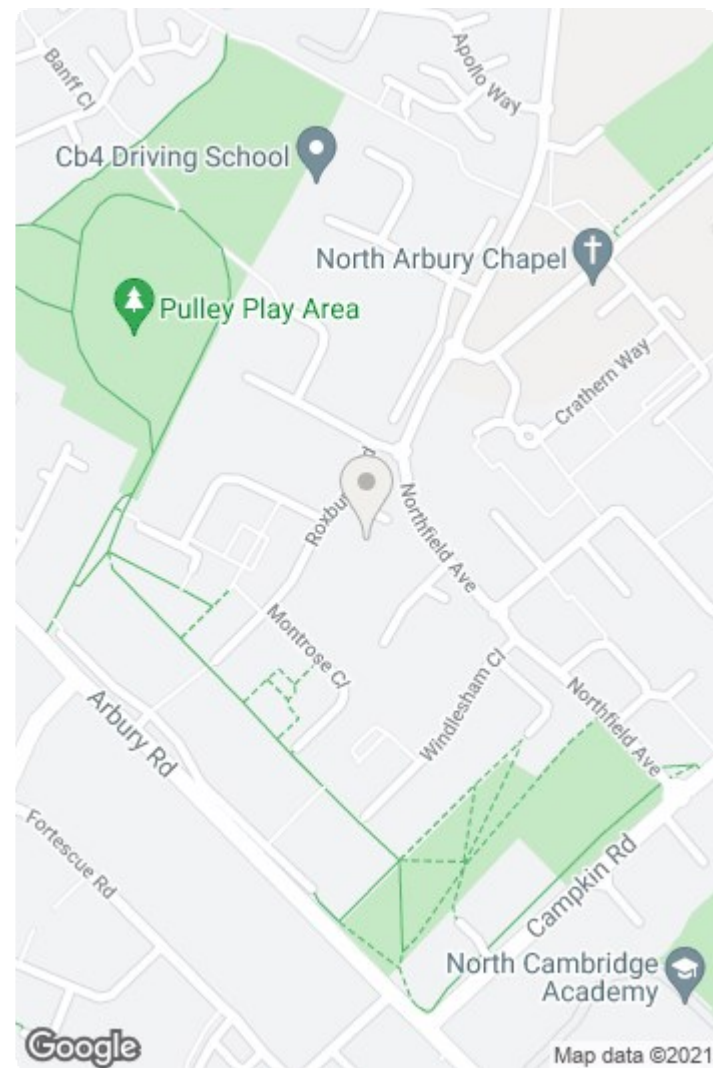


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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