



**Pen Close, Cherry Hinton
Cambridge, CB1 9HN
Offers In Excess Of £375,000**

MA
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Pen Close, Cambridge, CB1 9HN

Set in a quiet cul-de-sac in the heart of Cherry Hinton this property offers vast scope for improvement and extension (subject to planning).

Originally a 3 bedroom property, now converted to 2 large double bedrooms, this home offers entrance hall, living room, kitchen/breakfast room and utility room. To the first floor, 2 generous double bedrooms and bathroom.

Externally the property has driveway parking and a generous rear garden.

Sold with NO CHAIN and the added benefit of a modern boiler installed circa 2 years ago and uPVC windows throughout.

Council Tax (C) Cambridge
EPC (TBC)

ACCOMMODATION

Entrance Hall

With uPVC entrance door, stairs to first floor, door leading to:

Living Room

13'6" (max) x 13'3"

With uPVC window to front aspect, fireplace with electric fire, radiator, door leading to:

Kitchen/Breakfast Room

10'6" x 10'1"

With a range of wall and base units, stainless steel sink with drainer, radiator, door leading to:

Utility Room

7'5" x 5'11"

With space and plumbing for washing machine, two built in storage cupboards, wall outed boiler, uPVC door leading to the garden.

FIRST FLOOR

Landing

With access to roof space.

Bedroom 1

16'10" (max) x 10'7"

Originally 2 bedrooms, uPVC windows to front aspect, radiator.

Bedroom 2

12'9" x 10'4"

With uPVC window to rear aspect, radiator.

Bathroom

With low level WC, panelled bath with shower attachment over, pedestal hand basin, uPVC window to rear aspect.

OUTSIDE

The property is approached via a front garden laid mainly to lawn with driveway parking and offering side access to the rear garden.

The rear garden is laid mainly to lawn with hedge borders, patio area with wooden pergola, and timber shed.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - TBC

Tenure - Freehold

Council Tax Band - C (Cambridge)

Property Type - Semi-Detached

Property Construction - Non

Standard - Concrete

Number & Types of Room - Please

refer to the floorplan

Square Meters - TBC

Parking - Driveway Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast

available - Max 1000Mbps

download, 1000Mbps upload

Mobile Signal/Coverage - Likely

Ofcom advise

Rights of Way, Easements,

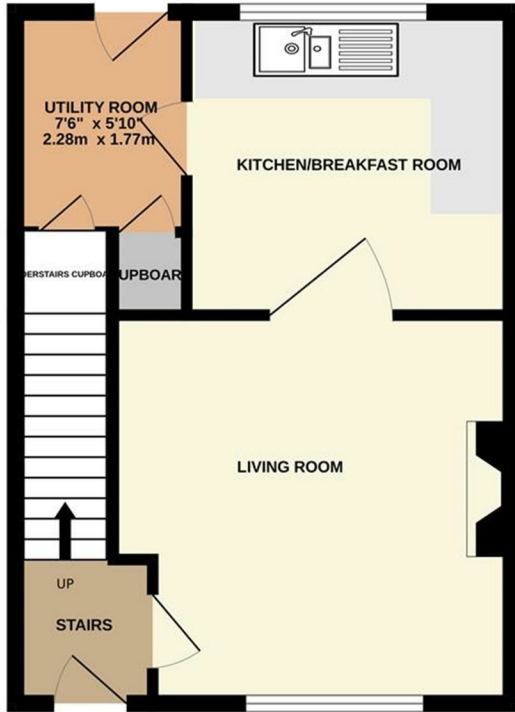
Covenants - None that the seller is

aware of

- Semi-detached 2 / 3 Bedroom Home
- Quiet Cul-De-Sac Location
- Excellent Potential For Improvement
- Driveway Parking
- uPVC Windows Throughout
- Modern Gas Boiler (Circa 2 years)



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(81 plus) A		
(61-80) B			
(39-60) C			
(25-68) D			
(19-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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