

ten sales &
lettings

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18, Cranleigh Close, Cambridge, CB2 9NP

Bedrooms: 1 Bathroom: 2

£525,000

experience better

Property Features

- *** CHAIN FREE ***
- SPACIOUS ACCOMMODATION
- 2 / 3 BEDROOMS
- GARAGE & DRIEVEWAY
- EXCELLENT AMENITIES
- CLOSE TO CAMBRIDGE CITY CENTRE
- EASY ACCESS OF ADDENBOOKES HOSPITAL
- CLOSE TO M11 / A14



This spacious detached bungalow is conveniently located within the popular area of Trumpington. The property benefits from being within close proximity to Addenbookes Hospital, Cambridge City Centre and M11 / A14.



Room Details & Dimensions

Entrance Hall

Tiled flooring. Radiator. Doors proving access to all rooms. Storage cupboard.

Lounge 16' 9" x 12' 6" (5.10m x 3.81m)

Spacious lounge. UPVC double glazed window. Carpet flooring. Radiator.

Kitchen 9' 3" x 7' 10" (2.82m x 2.39m)

Tiled flooring. UPVC double glazed window and door. Fitted with a range of base and eye level units. Sink, drainer and mixer tap. Free standing cooker and washing machine. Space for fridge freezer.

Bedroom 1 12' 6" x 11' 7" (3.81m x 3.53m)

Carpet flooring. Radiator. UPVC double glazed window.

Bedroom 2 11' 7" x 9' 4" (3.53m x 2.84m)

Carpet flooring. Radiator. UPVC double glazed window.



Bedroom 3 / Dining Room 10' 11" x 9' 3" (3.32m x 2.82m)

Carpet flooring. Radiator. UPVC double glazed window.

Bathroom

Tiled flooring. UPVC double glazed window. Low level wc with push button flush. Pedestal wash basin. Panelled bath with shower over. Towel rail.

Outside & Parking

Enclosed rear garden with gated access. Garage with parking to front of this for one car.

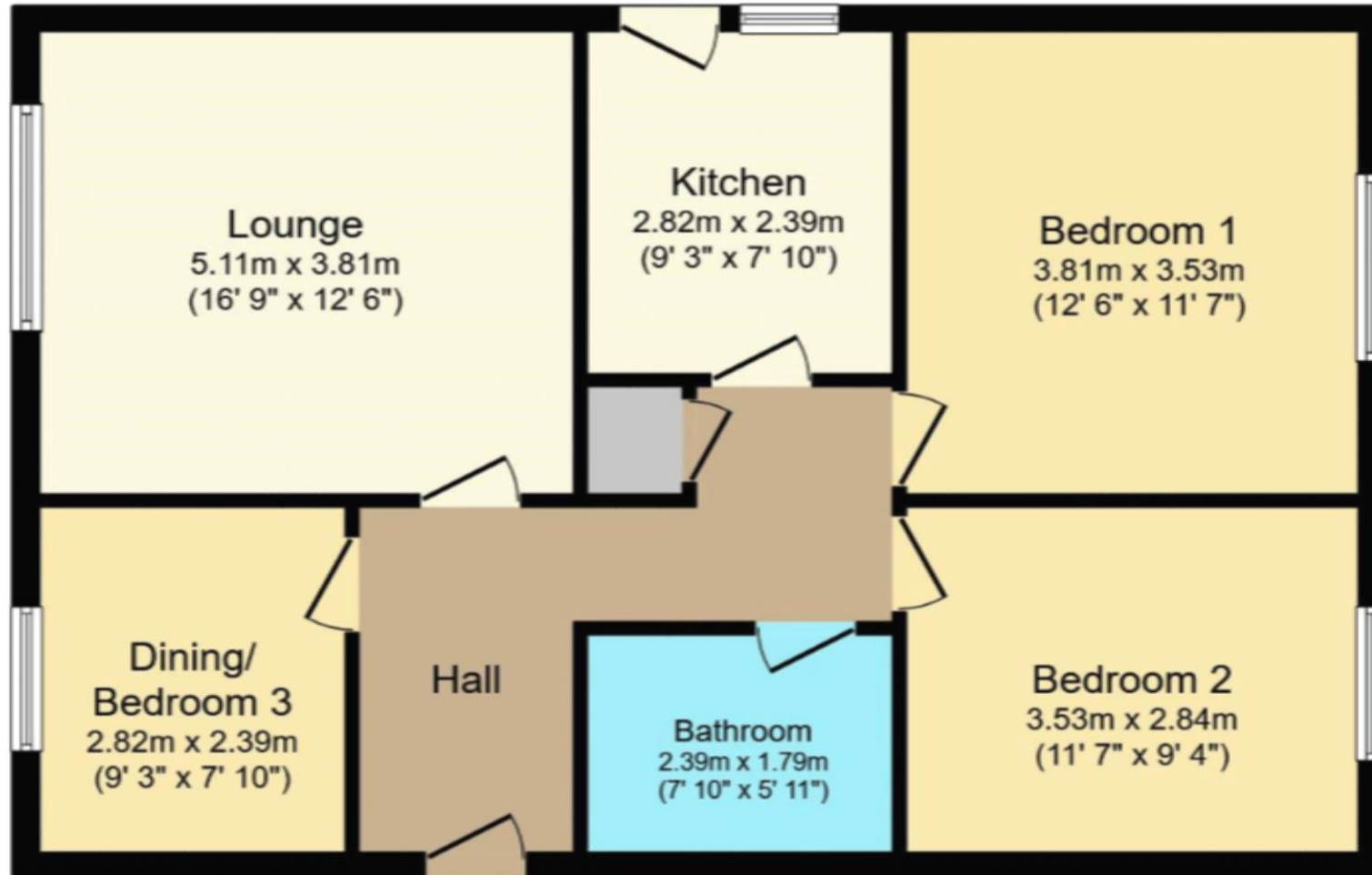
Other Information

Tenure: Freehold Lease length: n/a Ground Rent: n/a) Service Charge: n/a Construction Type: Non Standard Timber Frame
Parking: On street and parking area to side Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Electric heaters Mobile Signal: Good Broadband Signal: Very Good Council Tax: D Rights or Restrictions: None disclosed by owner Listed Building Status: No Conservation Area: No Any Public Rights Of Way Across Title: No Any Planning Permissions & Development Proposals: No Any floods in last 5 years: No Accessibility & Adaptions: None





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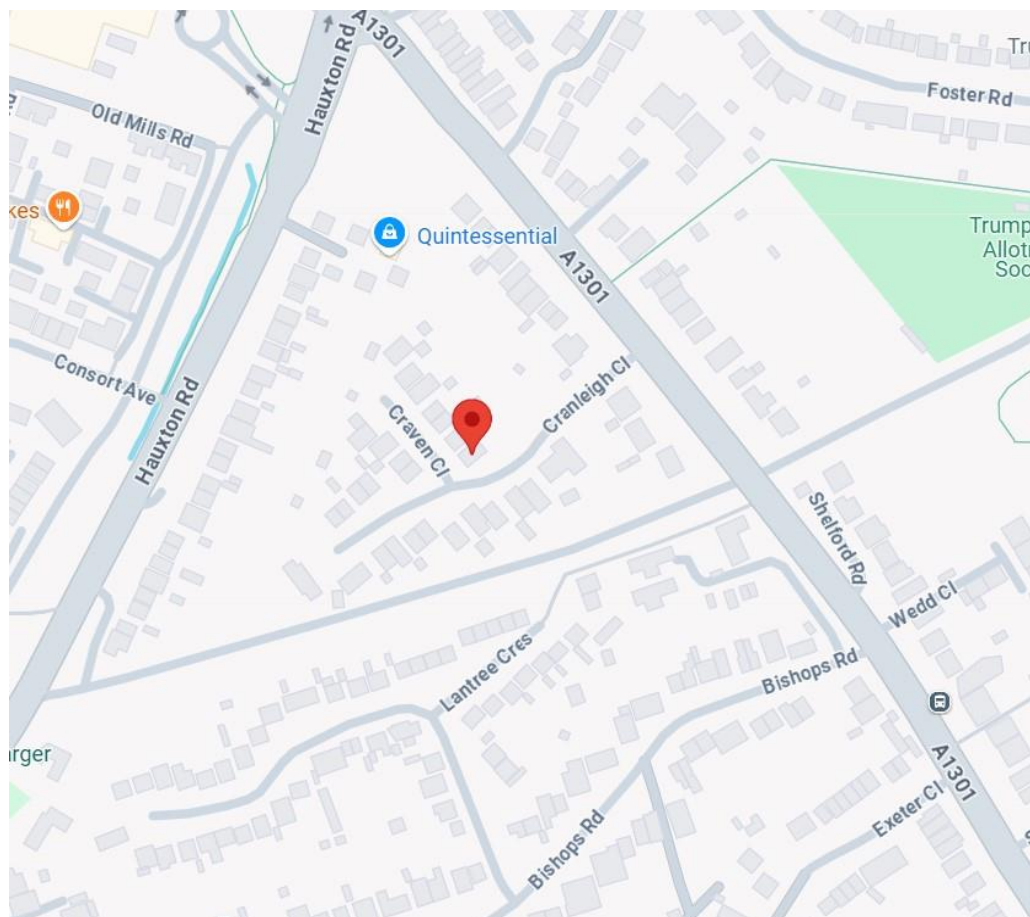


Floor Plan

Floor area 69.5 sq.m. (748 sq.ft.) approx

Total floor area 69.5 sq.m. (748 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Council Tax Band: D

Local Schools:

EPC Rating: C

Tenure: Freehold

Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.