

- First floor Maisonette
- Two double bedrooms
- Living Room
- Dining Room
- Utility Room
- Off road parking
- 1.4 Miles from train Station
- 1.4 Miles from Addenbrookes

**35 Tiverton Way
Cambridge CB1 3TU
Guide Price £350,000**



A two bedroom first floor maisonette. Located in this popular, quiet road, just off Birdwood Road, offering excellent access to Addenbrooke's Hospital, Cambridge Railway Station, Cambridge City Centre, Mill Road and Sainsbury's Super Store. The property is also walking distance to the shuttle bus stop to the Genome Campus at Cherry Hinton road roundabout. The property itself features a ground floor entrance hall with space for coats and shoes and a staircase leading to the first floor landing. Laminate flooring throughout the upstairs, a generous sitting room, dining room, fitted kitchen, utility room, two double bedrooms and bathroom. Outside the property benefits from communal off road parking.

Ground floor

Entrance hall

With solid wood entrance door to rear aspect, stairs leading to first floor landing, understairs storage area.

First floor

With stairs leading from ground floor entrance hall, loft access, radiator, with door to:

Dining room

14'01" x 8'09" (4.29 x 2.67)

(max measurements) With two double glazed windows to front aspect, radiator, telephone point, television point, Virgin Media point, with door to living room and kitchen.

Living room

13'08" x 12'00" (4.17 x 3.66)

(max measurements) With double glazed window to front aspect, radiator, telephone point, television point.

Kitchen

8'09" x 5'06" (2.67 x 1.68)

With double glazed window to front aspect, fitted with a matching range of wall and base units with worktop space over, inset sink and drainer unit, built in electric oven with 4 ring gas hob over and filter unit above, laminate flooring, open plan to:

Utility room

5'07" x 4'06" (1.70 x 1.37)

With double glazed window to rear aspect, work top, fridge/freezer, washing machine, gas boiler and water tank, laminate flooring.

Bedroom one

10'08" x 9'11" (3.25 x 3.02)

With double glazed window to side aspect, radiator.

Bedroom two

9'11" x 7'10" (3.02 x 2.39)

With double glazed window to side aspect, radiator.

Bathroom

With obscured double glazed window to rear aspect, fitted with a matching three piece suite comprising bath with shower unit over, shower screen, wash hand basin, low level W.C, radiator.

Outside

To the rear of the property there is communal parking for the property.

Agent notes

Council Tax Band: C

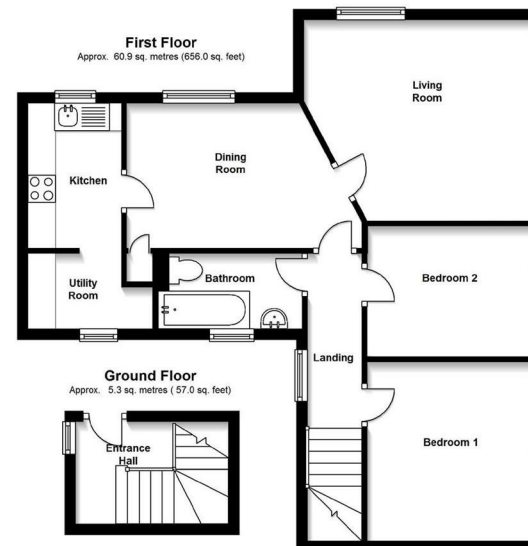
Leasehold

Leasenlegh:- to 2127

Ground rent: £10.00 per annum

Service charge: £316.00 per annum

Chain free



Total area: approx. 66.2 sq. metres (713.0 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

