



8 Plymouth Close  
Cambridge, CB3 0UG  
**Guide price £450,000**

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## 8 Plymouth Close

Cambridge, CB3 0UG

- Energy rating B
- Open plan living
- Tastefully presented and improved

A 2-bedroom semi-detached house with 772 sq. ft. of accommodation, just off Huntingdon Road, close to Eddington and the City Centre.

The house is lovely and bright with an open plan living space and a good energy rating. There is an entrance hall with a staircase rising to the first floor. The dual aspect living/dining room/kitchen is over 26ft and has a useful understairs storage cupboard. The kitchen area is well equipped with integrated appliances including a fridge/freezer, dishwasher and washer/dryer. There is a rear lobby with access to the garden and a wc.

Upstairs there are two double bedrooms. The family bathroom has attractive tiling and there is a shower over the bath.

There is gas central heating, double glazing and solar panels.

Outside, to the side of the house, there is a block paved driveway. Gated side access





leads to the rear garden which is wider than the adjacent homes and has a patio area, lawn and a shed.

The property is ideal for first time buyers and investors alike. For investors, this property would achieve a rental figure in the region of £1,600 per calendar month.

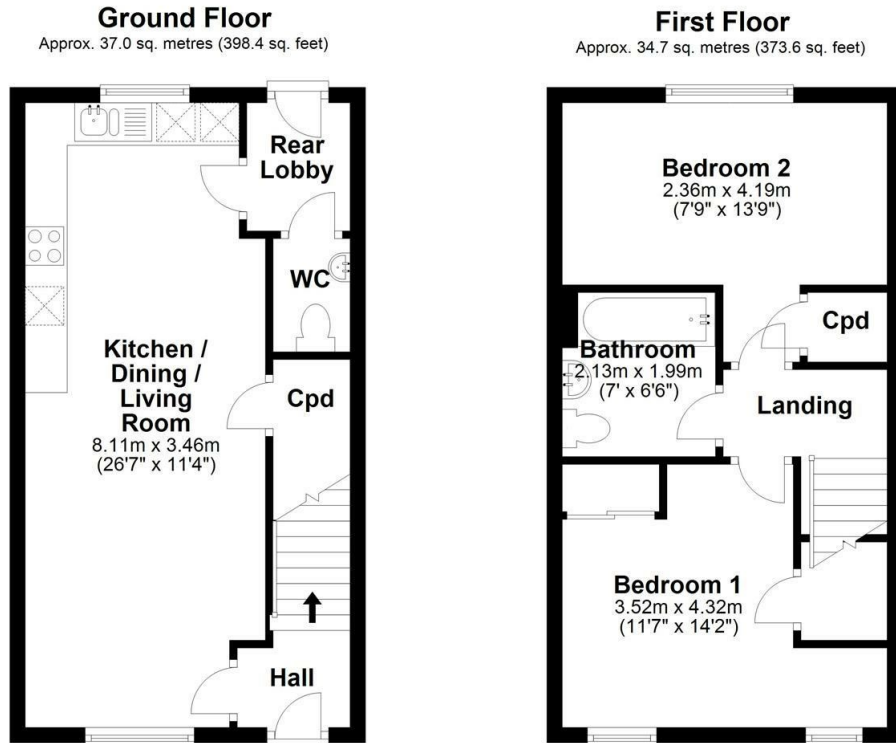
Plymouth close is tucked away within a popular modern development just off Huntingdon Road, very close to the Eddington development and Girton both of which offer excellent local amenities and shopping. Access to the city is quick and the centre and river are just 8 minutes by bike and the A14 is under 2 miles.

SAT NAV: CB3 0GX

What3words: ///////////////froth.intro.flat

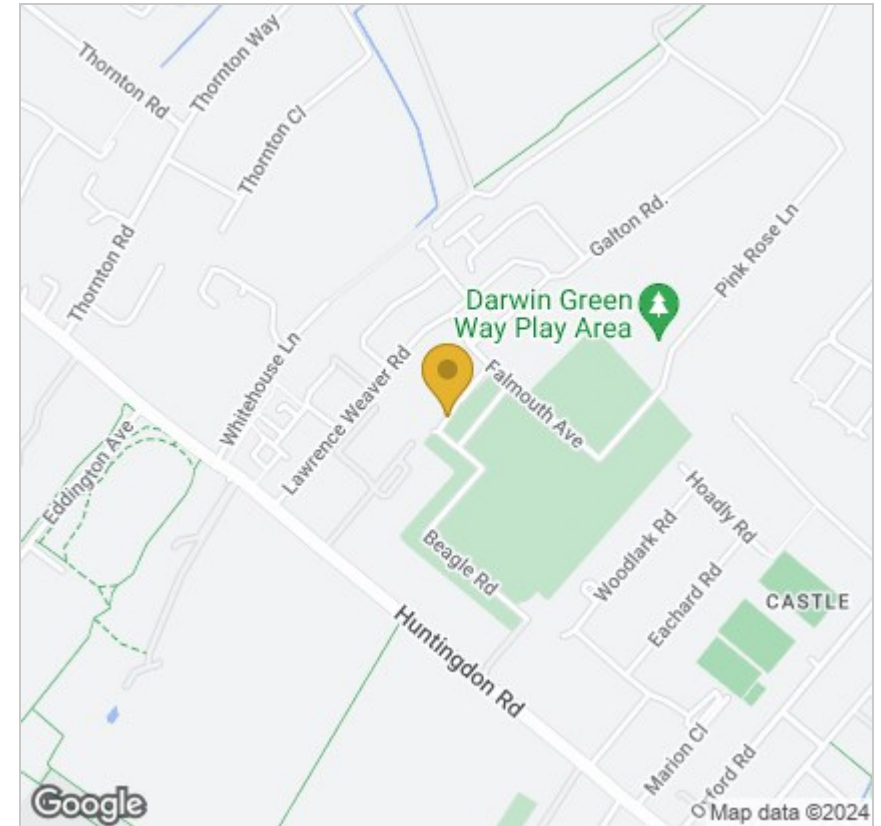


## Floor Plan



Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map

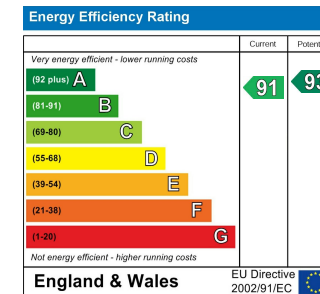


## Viewing

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: B

## Energy Efficiency Graph



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