



33 Alice Bell Close
Cambridge, CB4 1GN

Guide price £525,000

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- Versatile living accommodation
- Energy rating 'C'
- Easy access to the Science Park and Cambridge North

A well presented 3-4 bedroom townhouse in a quiet part of a modern and hugely popular development, just off Milton Road.

This property is over 1,300 sq ft including the integrated garage. There is an entrance hall with wc, understairs cupboard, access to a utility room, a study which could be used as a fourth bedroom with French doors to the rear garden, and access to the integral garage. The utility room has space for appliances and provides direct access to the garden. The integral garage is large enough for a car and there are examples of other properties converting the garage into further living accommodation (subject to consents).

On the first floor, the kitchen has plenty of cupboard space, a gas hob, and a single electric oven. There is also space for a breakfast table. There is a large L-shaped living/dining room with a Juliet balcony.

There are 3 double bedrooms on the top floor and a family





bathroom. The primary bedroom has a modern en-suite shower room. The third bedroom is a small double, and there is additional storage on the landing.

The energy rating is 'C' and there is gas heating and double glazing.

Outside, the low maintenance rear garden is a good size with a lawn, flower borders and beds. There are spaces for residents and visitors to park within the development.

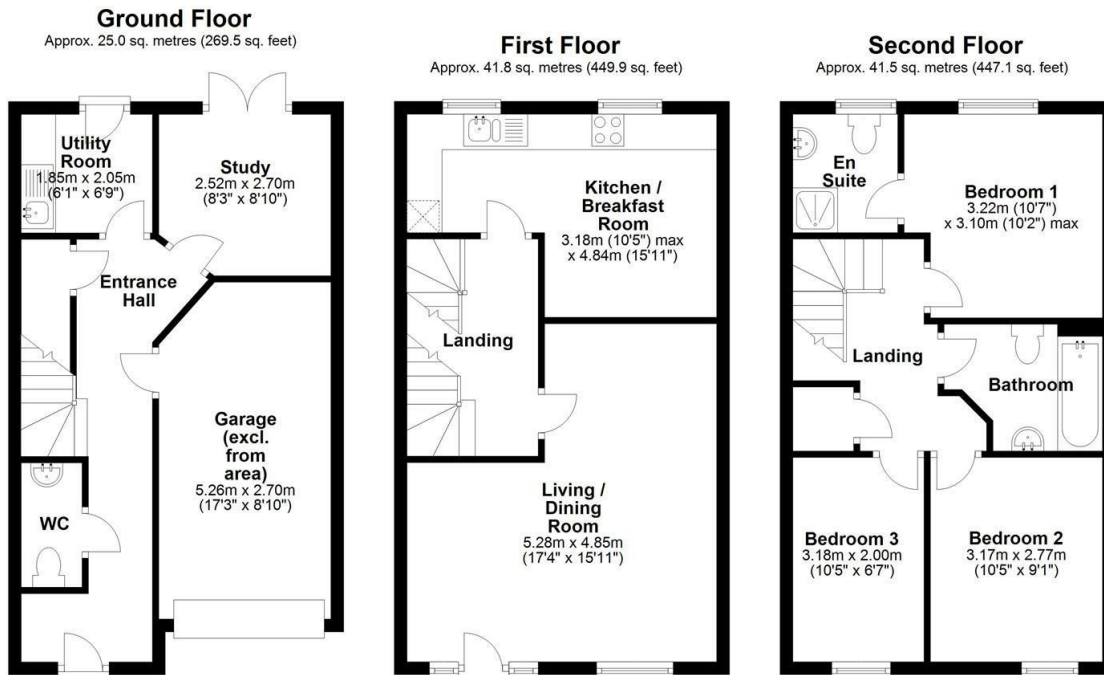
Alice Bell Close is accessed from Milton Road via Woodhead Drive.

Sat Nav: CB4 1GN

What3Words:///hook.mime.skips



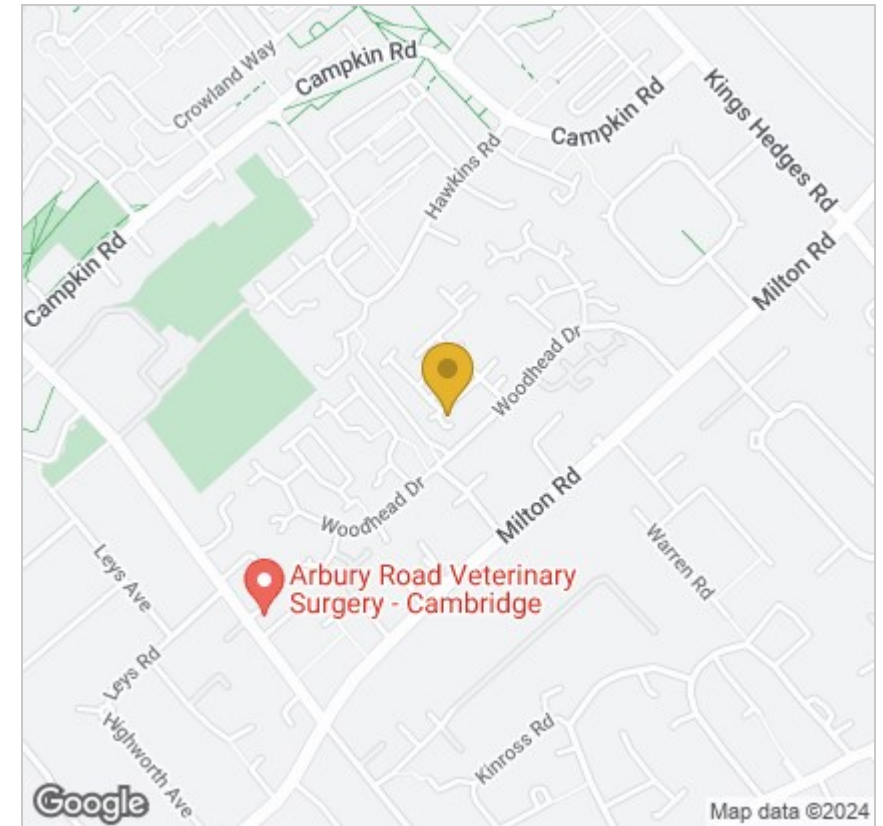
Floor Plan



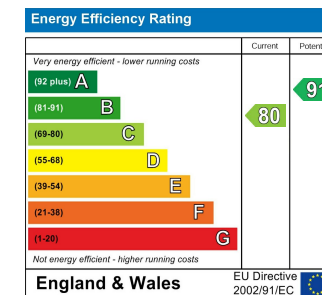
Total area: approx. 108.4 sq. metres (1166.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

Council tax band: E

Tenure: Freehold. There is an annual service charge is approximately £200 for the maintenance of common areas.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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