

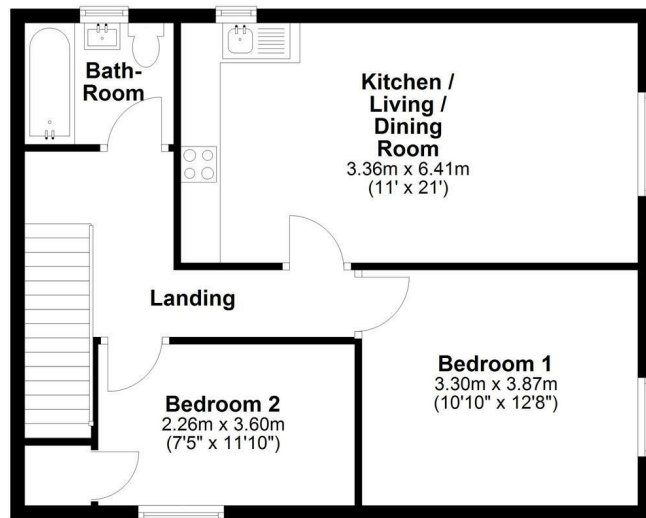


48a Crowland Way, Cambridge, CB4 2NA
Guide price £250,000

Floor Plan

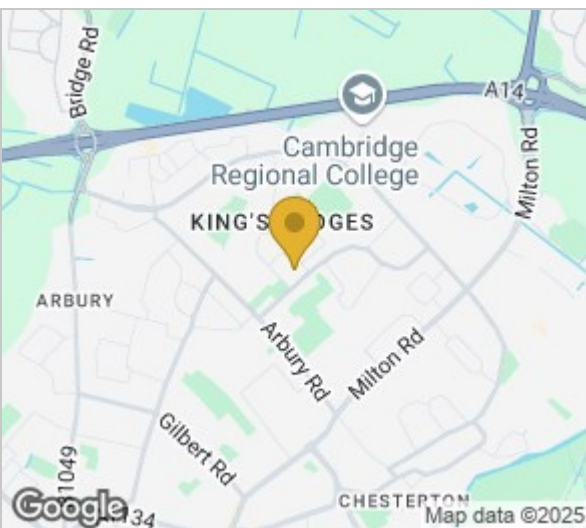
Floor Plan

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Accommodation

- Spacious bedrooms
- Maisonette in north Cambridge City
- Off street parking
- Private outdoor space

A well presented, 2 bedroom, first-floor maisonette in North Cambridge city with the benefit of off-road parking and a private outdoor space, providing a great opportunity for an investor or first-time buyer.

A private entrance leads to stairs to the upstairs accommodation which spans over 625sqft. The tiled bathroom has a bath with shower over, basin and WC. Both bedrooms are a great size, with one currently being used as a study. The kitchen/living/dining space is open plan and has space for white goods as well as an electric hob and oven. There are plenty of low and high-level cabinets and excellent worktop space.

The property has electric heating and double glazing throughout. There is an enclosed and private outdoor space and an allocated parking space.

Situated just a short distance from a primary school, with excellent public transport links to the city center, and close to local shops and amenities.

What3Words: ///lights.prima.forces
Sat Nav: CB4 2NA



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