

23 Enniskillen Road
Cambridge, CB4 1SQ

Guide price £315,000



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- No chain
- Garage
- Private garden
- Excellent condition
- Ground floor

An excellent two-bedroom maisonette of 630 sq ft, presented in superb condition and located in the heart of Chesterton, benefiting from a private garden and a single garage.

The entrance hallway leads into a modern dual-aspect kitchen, finished with a wooden worktop, induction hob, ample cupboard space, and provisions for a tall fridge freezer and dishwasher. The bathroom has been recently renovated and is spacious and well-presented, with a shower over the bath, tiled surround, basin with storage beneath, WC, heated towel rail, and window. There is also a utility cupboard with plumbing for a washing machine and space for shelving.

The living room is carpeted and features patio doors opening onto a generous south-easterly garden, which enjoys plenty of sunshine and has side access. Both bedrooms are good-sized doubles, with the second currently used as a home office and dining room. The rear bedroom overlooks the garden,





while the front bedroom looks onto the street.

The property further benefits from new windows, a recently refurbished flat roof, gas central heating, and no onward chain.

This part of Chesterton is highly convenient for Cambridge North Station, the River Cam, and the city centre, as well as the Science and Business Parks.

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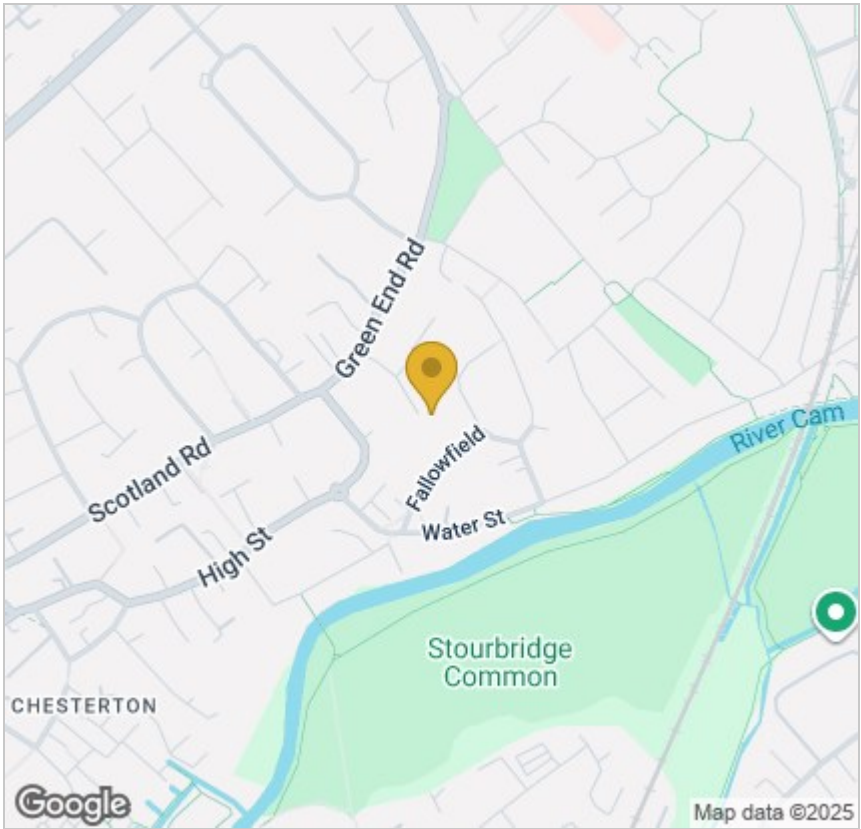
Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)

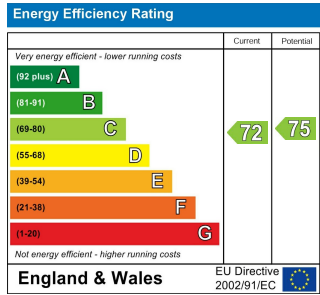


Total area: approx. 58.4 sq. metres (629.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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