

GRAY TOYNBEE

16 Grafton End, Highfields Caldecote

Cambridge, CB23 7FH

Guide price £310,000

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- Built in 2022
- Off-road parking
- Catchment for Outstanding secondary school
- Well maintained property

A semi-detached two bedroom home, which was recently constructed in 2022, is situated in the popular village of Caldecote, perfect for first-time buyers and investors alike. The property spans approximately 844sq. ft. of accommodation, a recently landscaped rear garden and off road parking.

The accommodation has an entrance hall which leads through to the open plan kitchen, dining, living space which is dual aspect with patio doors overlooking the garden. The kitchen has integrated appliances, such as an under counter fridge, under counter freezer, dishwasher, and washing machine, there is also an oven, gas hob and extractor fan. The kitchen benefits from plenty of cupboards and worktop space, there is a breakfast bar as well. The living space has lots of natural light. The WC on the ground floor has a basin, WC and frosted glass window.

Upstairs, there are two good-sized bedrooms, one with an en-suite with a large shower cubical, WC, basin and heated towel















radiator. The second bedroom overlooks the rear garden and has an inbuilt storage cupboard. The bathroom has a shower over bath with screen, WC, basin heated towel radiator and Jack and Jill doors providing access from the landing as well as the second bedroom.

The rear garden has recently been updated, there is patio area, shed and side access. To the front of the property, there are two off-road parking spaces on the driveway. The property has gas central heating with radiators throughout.

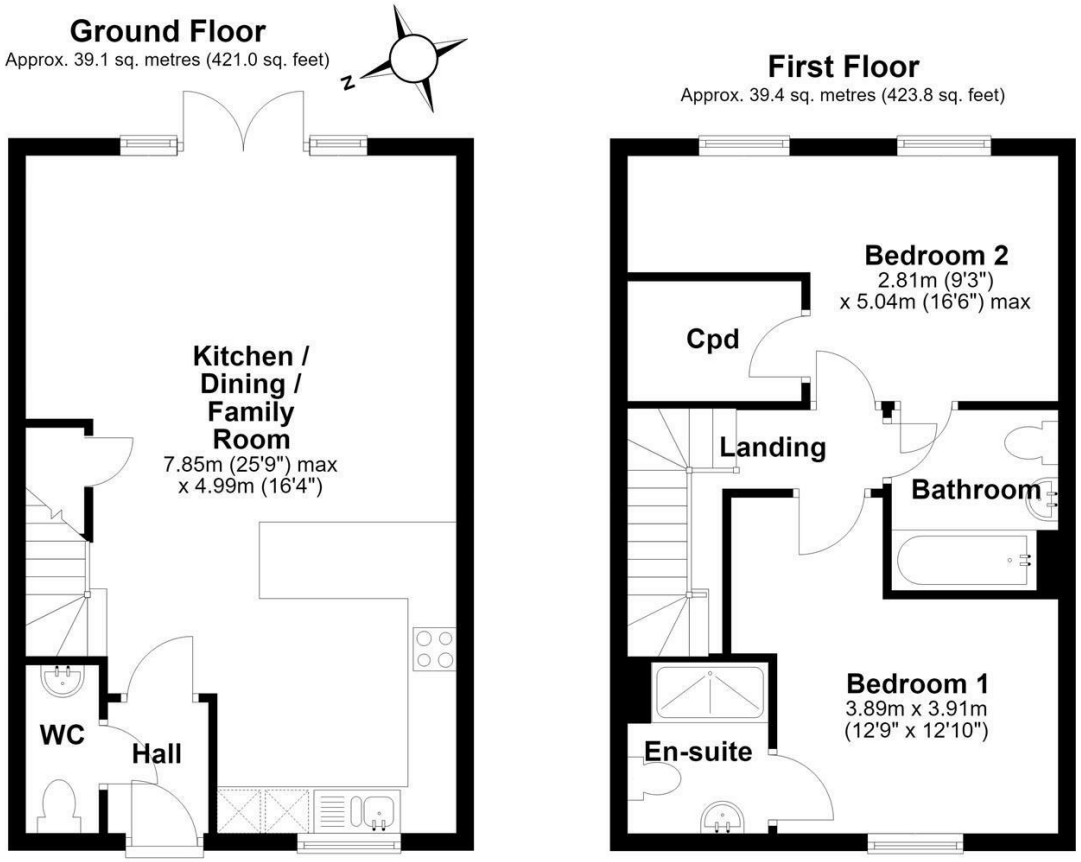
Caldecote is a popular village with great access to local amenities, there is a village primary school which feeds in to Comberton Village College, an outstanding secondary school.

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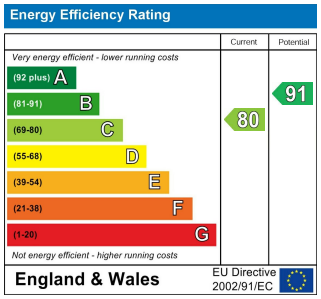
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Total area: approx. 78.5 sq. metres (844.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com