

The Rowans
Milton, CB24 6ZL
Guide Price £290,000

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The Rowans, Milton, CB24 6ZL

A well appointed two bedroom home on this popular development on the edge of Cambridge in the village of Milton that provides easy access to the nearby Cambridge Science Park and Cambridge North Railway Station.

The accommodation includes a lovely kitchen, living room/diner, two bedrooms and a refitted bathroom. The property is also double glazed throughout.

This home would make an ideal first time purchase and is available with no upward chain.

Entrance Hall
With access through to the storage cupboard.

Lounge 14'7" x 12'9" (4.46 x 3.89)
Good sized lounge area with TV connection point, staircase rising to the first floor and bay fronted window.

Kitchen 10'0" x 7'4" (3.06 x 2.26)
Modern fitted kitchen with a range of matching eye and base level storage units and wood effect laminate working surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashback areas, space and services for a oven, washing machine and dishwasher, tiled flooring, window to the front aspect.

First Floor
With access through to the bedrooms and bathroom.

Bedroom 1 11'8" x 10'3" (3.57 x 3.14)
Double bedroom with sliding door wardrobes, radiator and window to the front aspect.

Bedroom 2 12'0" x 7'11" (3.66 x 2.43)
Double bedroom with radiator and window to the front aspect.

Bathroom
Three piece bathroom suite comprising a low level WC, hand basin with cupboard under, panelled bath with electric shower head attachment over, heated towel rail, tiled walls and flooring and obscured window to the front aspect.

Outside - Front
Block paved driveway creating ample off-road parking. Attached to the property is also a lockable storage shed.

Property Information:
EPC - TBC
Tenure - Freehold
Council Tax Band - C (South Cambs)
Property Type - Link Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Off Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

About Milton:
Milton is a popular village just north of Cambridge, offering a peaceful residential setting while remaining within easy reach of the city centre. It combines attractive green spaces, local amenities and good transport links, making it particularly appealing to families and professionals. The area is known for its village atmosphere, proximity to the River Cam and Milton Country Park, while Cambridge city centre, the Science Park and major road links are all conveniently accessible.







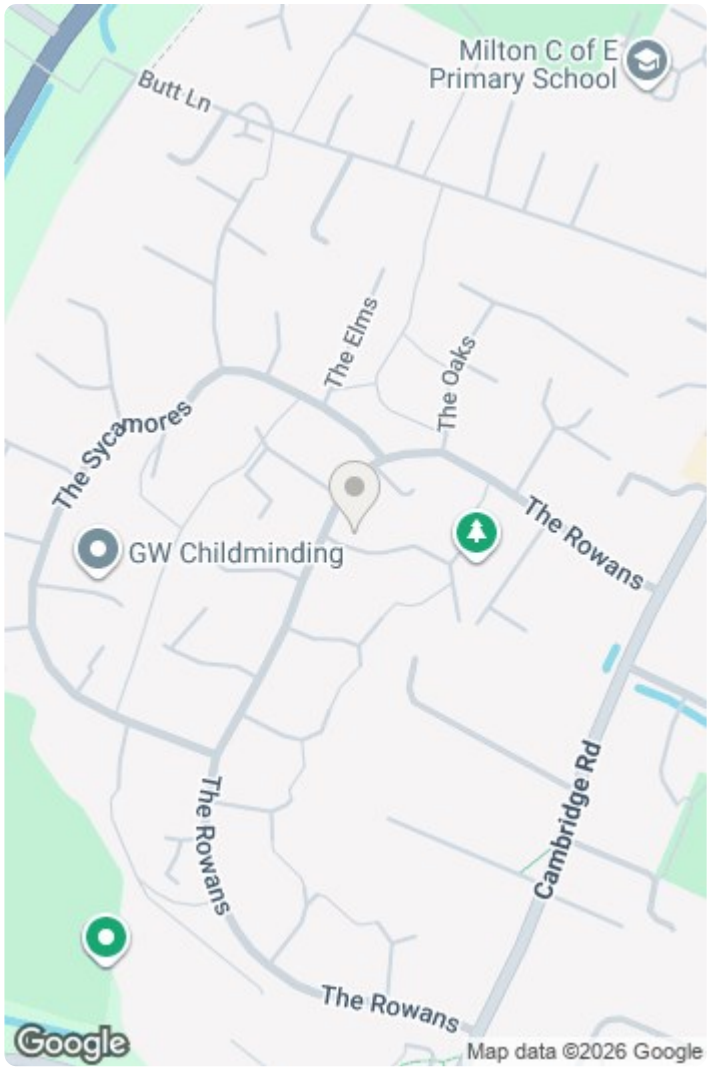
GROUND FLOOR

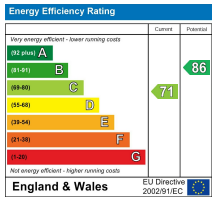


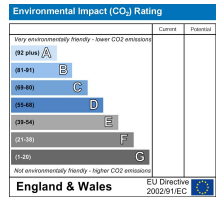
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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