



Bush & Co.



## 19 Caribou Way, Cherry Hinton, CB1 9XF

Guide Price £250,000 Leasehold



1



2



1



D

Energy Rating Band D

19 Caribou Way is a recently renovated, 1-bedroom ground-floor maisonette, with a separate self-contained studio offering well-planned and versatile accommodation of nearly 600 SQFT, located at the bottom of a pleasant cul-de-sac just off Cherry Hinton Road.

In brief, the accommodation consists of a porch that has space for footwear and coats and leads into the dining room. The dining room is a welcoming space, open plan to the kitchen, there is an electric fire and, window to the front aspect.

The modern kitchen has been recently refitted, there is a breakfast bar for informal dining, a range of matching cabinets and drawers, ample wooden work surfaces, an integrated oven, a 4-ring hob with extractor above, fridge, freezer, washing machine, butler sink with mixer tap. A part-glazed barn-style door leads to the garden.

The inner hall has a large storage cupboard and leads to the bedroom, which is a double, that has a built-in wardrobe. Patio doors lead to the garden. The refitted shower room is contemporary in design, and there is a large walk-in shower, WC, and hand wash basin, finished with stylish tiling.

The garage has been converted to create a wonderful studio with a vaulted ceiling, a bay window to the front aspect. This is a versatile room that could be used for a variety of different uses, and has the benefit of an en suite shower, WC, and hand wash basin.

Outside, the apartment is set back from the road, and there is a front garden, set behind a low picket fence. There is off-street parking in front of the studio; further parking is available at the front of the property. The private rear garden is a tranquil space, with low maintenance design, with an artificial lawn, a large raised decking area, covered by a beautifully designed wooden pergola.

Agency Note: The garage conversion does not have the Freeholder's consent but was converted in excess of 10 years ago.

TENURE - Leasehold

TERM - 159 years

GROUND RENT- £42.50 paid Quarterly

NO SERVICE CHARGE

Caribou Way, is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.





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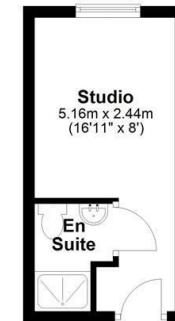
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**Floor Plan**  
Approx. 43.1 sq. metres (464.2 sq. feet)



**Studio**  
Approx. 12.6 sq. metres (135.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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