



Carisbrooke Road, Cambridge
CB4 3LP

Pocock + Shaw

29 Carisbrooke Road
Cambridge
Cambridgeshire
CB4 3LP

Spacious two bedroom ground floor maisonette with private entrance, garage and no onward chain.

- Ground floor maisonette
- 2 Bedrooms
- Bay-fronted living room
- Paved patio area to side
- Garage en block
- Well suited to first-time buyers, downsizers or investors
- No upward chain

Guide Price £295,000



A spacious and light, ground floor maisonette with two double bedrooms, situated on a cul-de-sac in a popular residential area to the north of the city centre. Well located for Cambridge city centre, the Science Park and major commuter routes.

Carisbrooke Road forms part of a popular residential development off Histon Road, to the north of the city centre. There are extensive local amenities, such as a post office, pharmacy, supermarkets and shops and schooling including Mayfield Primary School and Chesterton Community College. There is good access from the property onto the region's main commuter routes as well as the Science and Business Parks, city centre and railway stations.

The property has been a successful rental investment for the vendor, currently achieving £1450pcm with an additional £100pcm for the garage which is rented separately. Offered with no upward chain, the accommodation in detail comprises;

Glazed front door to

Entrance lobby with recessed shelf/alcove to one wall, door to a good sized hot water tank in cupboard, quarry tiled flooring, opening onto

Entrance hallway with radiator, built in cupboard with lighting, further built in cupboard with electric meter and shelving.

Sitting/Dining room 14'1" x 15'7" (4.28 m x 4.75 m) with bay window to front, wall light points, ceiling mounted spotlight unit, fireplace display recess with stone base.

Kitchen 8'8" x 7'6" (2.64 m x 2.29 m) with window to front, range of fitted wall and base units with woodblock work surfaces and tiled splashbacks, space for under counter fridge and freezer, electric cooker with stainless steel chimney extractor hood over, plumbing and space for washing machine, radiator, stainless steel sink unit and drainer, wall mounted Logic gas central heating boiler.

Bedroom 1 17'1" x 10'11" (5.20 m x 3.33 m) with bay window to front, radiator, ceiling mounted spotlight unit, wall light points.

Bedroom 2 9'7" x 9'1" (2.93 m x 2.77 m) with window to rear, ceiling mounted spotlight unit, radiator.

Bathroom with window to side, fully tiled walls, panelled bath with chrome shower unit over, wash handbasin with extractor fan, heated towel rail, ceramic tiled flooring.

Outside Gravel area to front. Sunny paved patio area to side. On street parking. Garage in nearby block.

Tenure The property is Leasehold. Lease extension quote obtained and currently being progressed; if not complete prior to sale, the benefit of the process can be assigned to the buyer (189 Years from 25th December 2011 - the property will therefore be sold with 174 years remaining).

Service Charge: No service charge payable
Ground Rent: Current ground rent is £12 per annum, likely reducing to peppercorn following the lease extension.

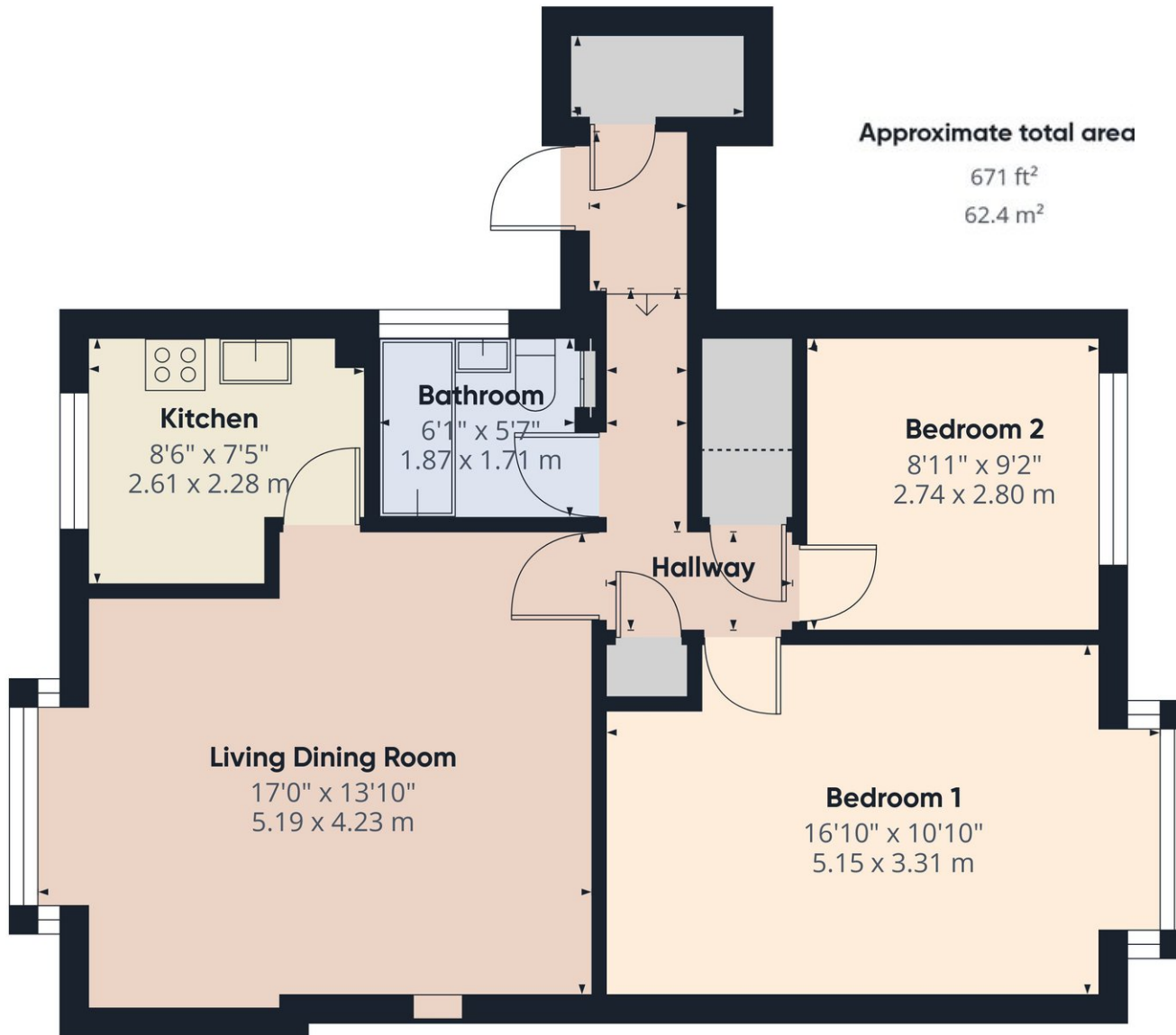
Services All mains services

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested