GRAY TOYNBEE

76 Cockerell Road

Cambridge, CB4 3RY

Guide price £260,000

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- South facing garden
- 706 sqft
- Leasehold - 87 yrs remaining
- 2 story maisonette

A well cared for two-bedroom maisonette, conveniently situated on Cockerell Road, offering good-sized accommodation, a large south-facing garden and the benefit of two useful storage spaces.

The ground floor provides a bright and well proportioned living room, along with a well equipped kitchen. The kitchen is fitted with a range of base and wall mounted units, with a four ring electric hob and oven, space for a dishwasher and a useful pantry providing additional storage. There is also additional storage beneath the stairs.

Upstairs are two good sized bedrooms, with the master bedroom being particularly bright and spacious. The second bedroom is also a comfortable double room with space for a wardrobe. The bathroom is fitted with a shower over the bath, wash basin with useful storage beneath and a heated towel rail.

Outside, the property benefits from a large south-facing garden, providing a good amount of outdoor space and enjoying plenty of natural sunlight. The garden also benefits from useful side access. There are also two generous storage spaces, providing plenty of room for bikes, gardening equipment and general household storage.

Cockerell Road is situated to the north

of Cambridge city. The property is conveniently located for a range of local shops and amenities, with Arbury Primary School just a short walk away and Chesterton Community College also within easy reach.

There are several green spaces nearby, including St Albans Recreation Ground, while Cambridge city centre is approximately 2.2 miles away, offering a wide range of shops, restaurants, cafés and leisure facilities.

For commuters, Cambridge North railway station is approximately 1.6 miles away, providing regular services to London and other destinations. There are also regular bus services nearby providing convenient links into the city.

There is 87 years remaining on the lease. Ground rent is £10 per annum and service charge is £622.44 per annum.

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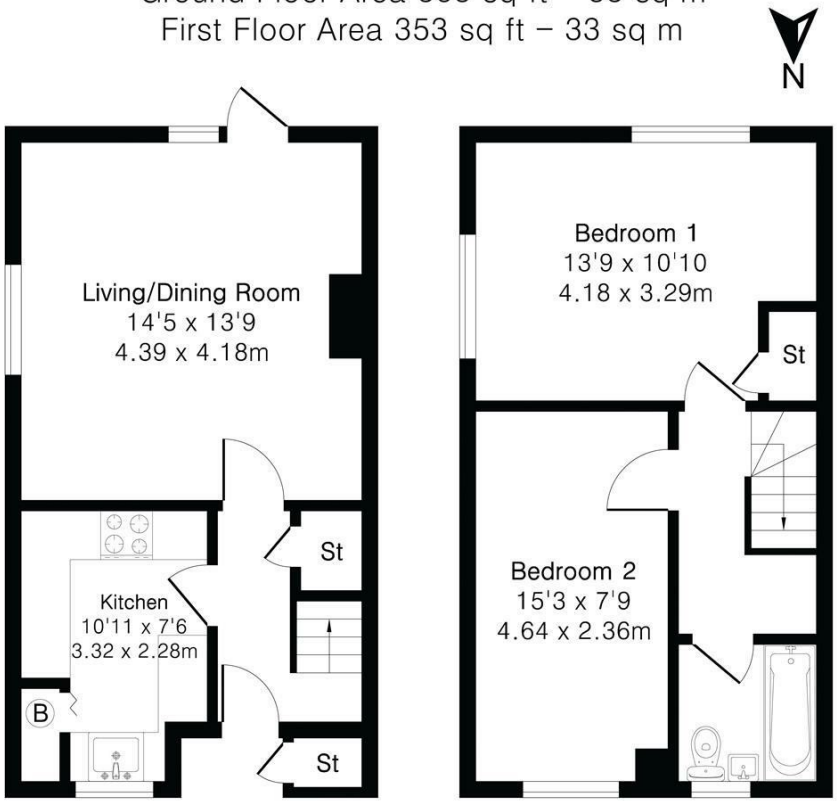
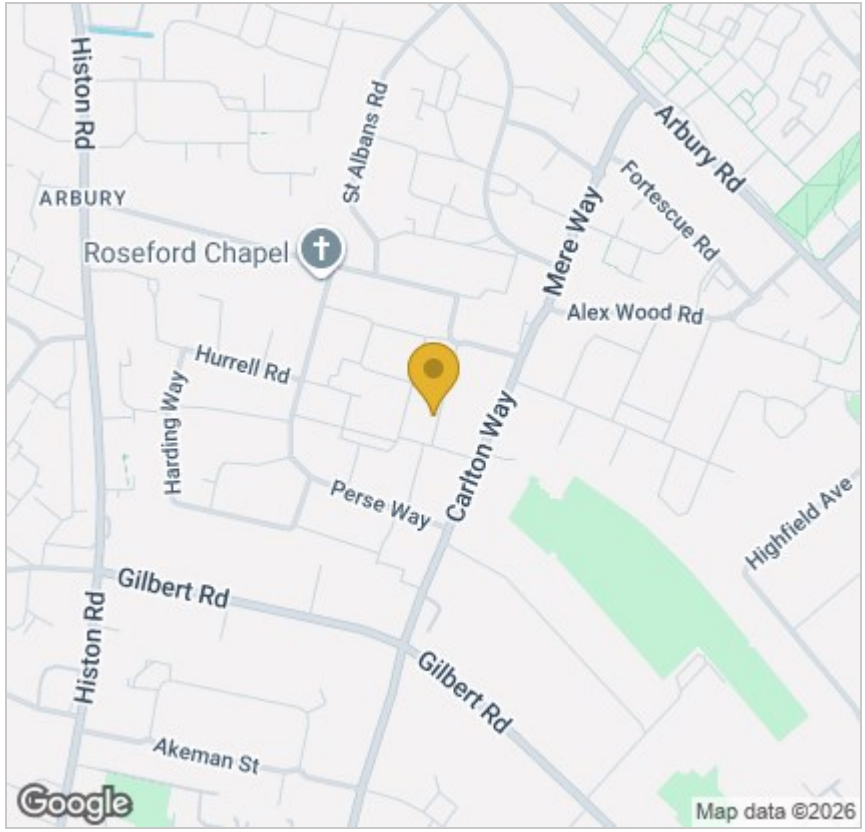
Approximate Gross Internal Area 706 sq ft - 66 sq m

Ground Floor Area 353 sq ft – 33 sq m

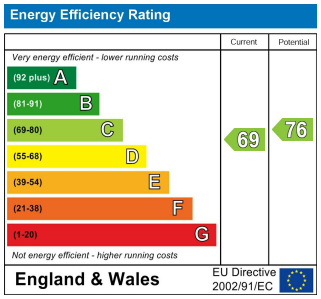
First Floor Area 353 sq ft – 33 sq m



Ground Floor First Floor



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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