



Ground Floor
Front entrance door to:

Entrance Hall
Double-glazed window to front, radiator, coving to ceiling, and airing cupboard.

Lounge
6.69m (21'11") x 3.58m (11'9")
Double-glazed window to front, two radiators, coving to ceiling, sliding patio doors opening to rear garden.

Kitchen
3.28m (10'9") x 3.27m (10'9")
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, space for fridge/freezer, cooker with pull out extractor hood over, double glazed window to rear, radiator, coving to ceiling, and wall mounted gas boiler.

Utility Room
2.57m (8'5") x 1.52m (5')
Fitted with a matching range of base and eye level units with worktop space over, plumbing for an automatic washing machine, space for a fridge and tumble dryer, double-glazed window to rear, coving to ceiling, door opening to rear garden.

Bedroom 1
4.65m (15'3") x 3.29m (10'10")
Double-glazed window to the rear, radiator, and coving to the ceiling.

En-suite Shower Room
Fitted with a three-piece suite comprising a shower enclosure with A shower over, a pedestal wash hand basin and a low-level WC, extractor fan, tiled splash backs, double-glazed window to rear, radiator, and coving to ceiling.

Bedroom 2
3.65m (12') x 3.29m (10'10")
Double-glazed window to front, radiator, coving to ceiling.

Bedroom 3
3.33m (10'11") x 2.29m (7'6")
Double-glazed box window to front, radiator, coving to ceiling.

Bathroom
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a

low-level WC, tiled splash backs, extractor fan, shaver point with light, double glazed window to front, coving to ceiling.

Outside
The front of the property is laid with gravel and planted with a variety of shrubs and bushes. A gravel driveway to the side provides off road parking. Gated side access leads to the fully enclosed rear garden which is mainly laid with gravel and planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from an area laid with lawn, a patio seating area and garden shed.

Directions
Entering Milton from the A14 direction continue along Cambridge Road and turn right into Coles Road. Turn left into Walking Way and the bungalow can be found on the right hand side.

Further Information
Council Tax Band: C
EPC Rating: D
Minimum household income required to pass referencing: £60,000pa

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A good-sized detached bungalow with great road links to the A14 and Cambridge. Accommodation comprises three bedrooms with an en-suite shower room, a lounge, a kitchen, a utility room, and a bathroom. The property also benefits from an enclosed rear garden, off-road parking, UPVC double glazing and gas radiator heating. Available End of March. DEPOSIT £2300.

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