

James Nurse Close, Cambridge, CB1 9LJ

CHEFFINS

CHEFFINS

James Nurse Close

Cambridge,
CB1 9LJ

2 1 1

Guide Price £350,000



A well-presented two-bedroom end terrace property extending to approximately 780 sq ft (73 m2) and arranged over two floors. The property benefits from off-road parking with adjacent garage and a spacious east facing garden, while being located close to local amenities such as Addenbrooke's Hospital and the Biomedical Campus, the City Centre, Cambridge railway stations and major road networks.

LOCATION

James Nurse Close is situated in a convenient and peaceful residential setting on the south-eastern side of Cambridge close to the amenities of Cherry Hinton and Fulbourn. Local shopping is readily accessible with a Tesco Superstore nearby on Yarrow Road, while Cherry Hinton offers a wide range of shops, cafes, takeaways and other facilities. A community primary school is located close by, while others are within easy reach. The area is well served by local bus services with stops within a short walking distance. Cambridge railway stations are approximately 2 miles distant, providing frequent services to London, Stansted, Gatwick and northerly destinations. Easy access to major road networks, such as the A11, A14 and M11 is an advantage.








FRONT DOOR
into:

ENTRANCE HALL
with wood effect laminate flooring, radiator, downlight, stairs leading to first floor, access into various rooms including:

DOWNSTAIRS W C
with laminate flooring, low level w.c., wash hand basin with tiled splashback, glass shelf, towel rail, radiator, understairs storage cupboard, downlight, extractor fan.

SITTING ROOM
carpeted, uPVC double glazed bay style window, radiator, downlight, wall lights.

DINING AREA
carpeted, radiator, downlight, uPVC double glazed doors leading out on to the rear garden, access into:

KITCHEN
with a range of floor and wall units with laminate worktop, integrated Hotpoint washing machine, Bosch oven and 4-ring ceramic hob with extractor fan, dishwasher and large fridge/freezer, downlight, part tiled walls, uPVC double-glazed window overlooking the rear garden, door into large storage cupboard.

ON THE FIRST FLOOR

LANDING and STAIRS
Newly carpeted, uPVC double-glazed window to the side of the property, access into boarded loft space and various rooms including:

PRINCIPAL BEDROOM
Newly carpeted, uPVC double glazed window overlooking the front of the property, radiator, built-in wardrobes with hanging rail and shelving.

BEDROOM 2
Newly carpeted, radiator, Velux style window overlooking the rear of the property, downlight, built-in eaves storage cupboard.

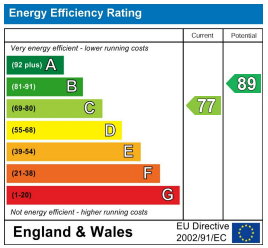
BATHROOM
with three-piece suite comprising bath with shower with glass screen, low level w.c., wash hand basin, mirrored three door wall cabinet, radiator, Velux style window overlooking rear of the property, downlight, extractor fan, tiled walls and wood effect laminate flooring.

OUTSIDE
The property is approached via pathway leading to front door. The front garden is predominantly gravelled with brick paved off-road parking with adjacent garage with up and over door.

Rear garden is east facing with terraced area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn and fully enclosed by timber fencing to each side and wall to the rear. Personal door into GARAGE with concrete base, power and lighting, outside water tap,

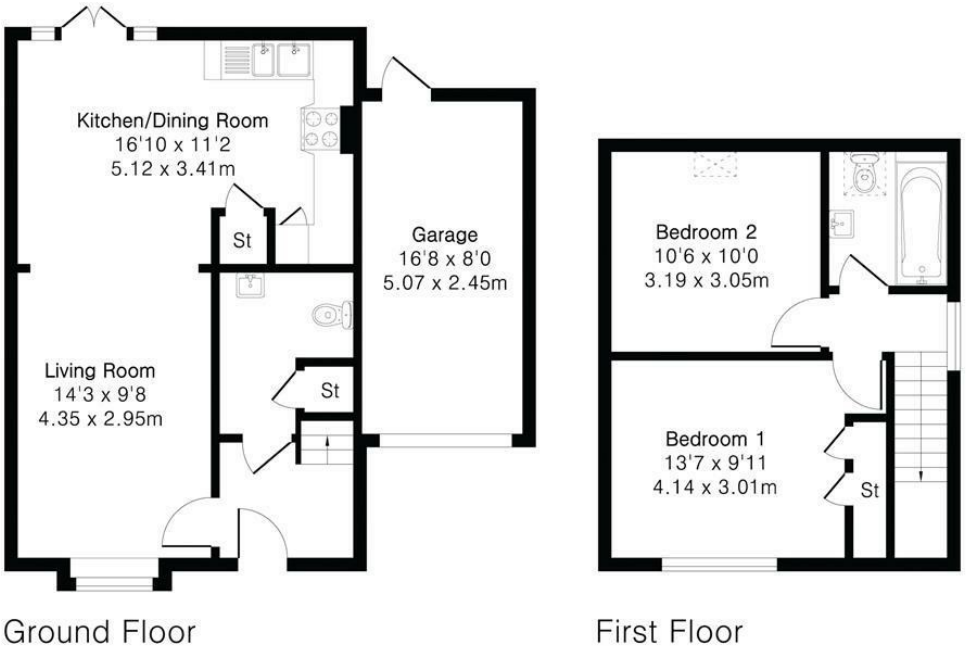






Approximate Gross Internal Area 780 sq ft - 73 sq m (Excluding Garage)

Ground Floor Area 439 sq ft – 41 sq m
First Floor Area 341 sq ft – 32 sq m
Garage Area 134 sq ft – 12 sq m



Guide Price £350,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA I 01223 214214 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

CHEFFINS