



GRAY&TOYNBEE

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GRAYANDTOYNBEE.COM
FOR SALE

23 St. Bedes Gardens
Cambridge, CB1 3UF

Guide price £275,000

23 St. Bedes Gardens Cambridge, CB1 3UF

- Renovated ground floor maisonette
- No onward chain
- Allocated parking
- Private garden
- EPC - D / 59
- Council tax band - B

A well-positioned ground-floor maisonette with driveway parking & a private garden, adjacent to well tended allotments & enjoying a pleasant cul-de-sac position in CB1, for sale with no chain.

This smart maisonette has been well cared for and is well suited to first time / investment buyers alike. The property has been subject to a renovation which includes updated kitchen, shower room, flooring & electric heating, furthermore the property has around 145 years left on the lease & is available with the benefit of no onward chain.

There is a bright living/dining room which benefits from a dual aspect & offers pleasant views over the allotments nearby. The kitchen has been fitted with a modern range of base & eye-level units & includes various integrated & freestanding appliances. A door leads to the rear garden. There is an inner hallway with a useful storage cupboard. The double bedroom benefits from a built-in sliding wardrobe & overlooks the private rear garden. Completing the accommodation is a refitted shower room, complemented by attractive tiling & a heated towel rail.

Outside the front of the property is a driveway and an open-plan garden. A side access leads to the garden which has been mainly lawned. There is also





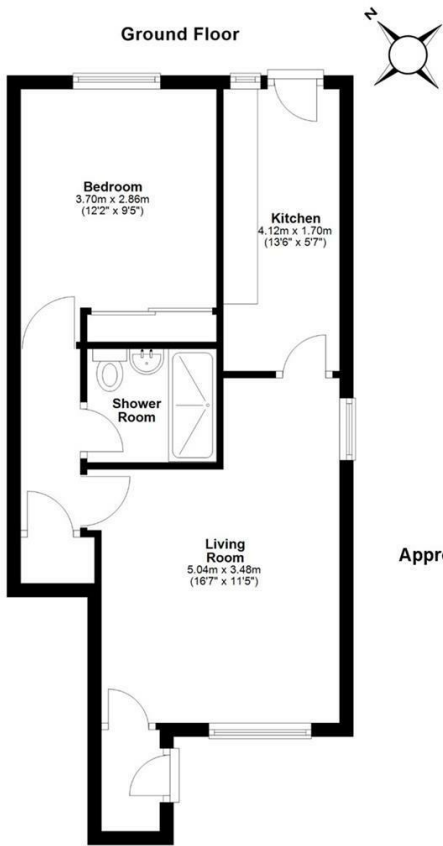
a storage shed at the foot of the garden.

There are 189 years left on the lease with a ground rent of £30 per annum. There is no service charge.

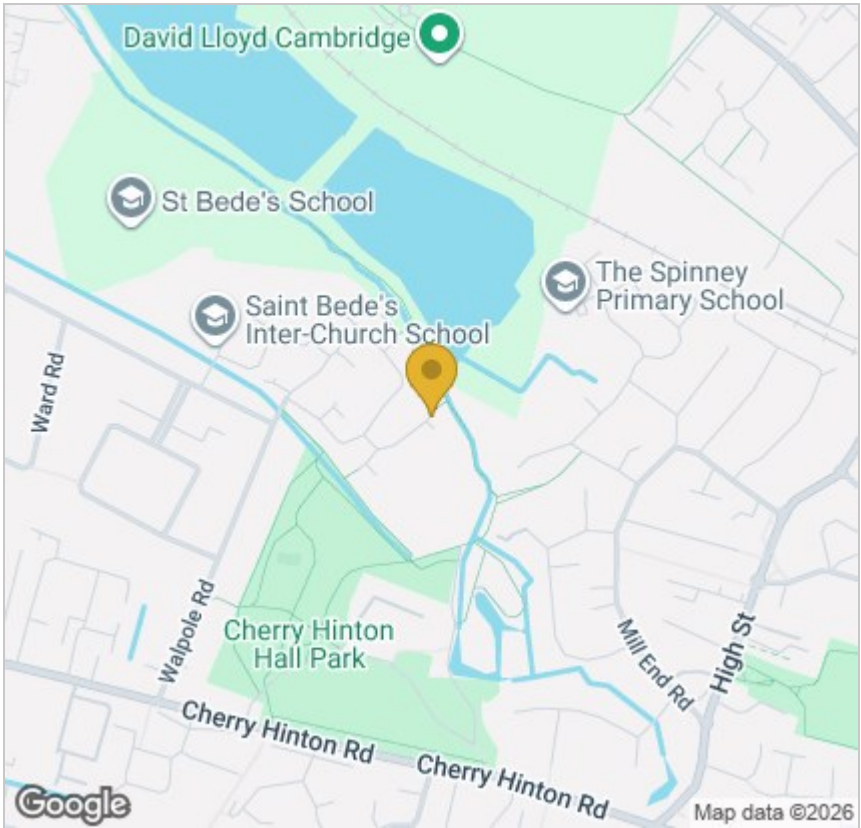
St Bede's Gardens is a small cul-de-sac located off Cherry Hinton Road. It is exceptionally well located for access into Addenbrooke's campus & Arm Headquarters.

There is also excellent access to Cambridge railway station, less than a 10 minute drive or cycle ride away. There are various amenities nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli. newsagents and Balzano's deli. Cherry Hinton Hall Park is only a few minutes' walk and offers a playground, paddling pool & a duck pond.

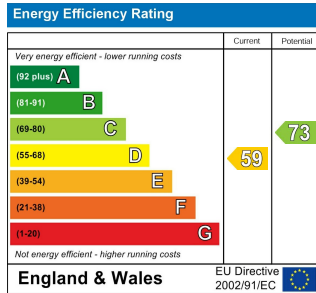




Approx. gross internal floor area
42 Sqm (450 sqft)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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