



14 Chatsworth Avenue
Cambridge, CB4 3LT

Offers over £300,000

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- 625 sqft / 58 sqm
- Unrestricted parking & garage
- Double glazed & gas central heated
- EPC - C / 74
- No-through-road

A light & airy first-floor maisonette with a front garden, garage & parking. The property enjoys a pleasant cul-de-sac position just off Histon Road & is available with no onward chain.

This well-proportioned maisonette enjoys a peaceful position, just 1.5 miles north of the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities. The property has been well cared for & benefits from an abundance of natural light throughout.

The accommodation briefly comprises a living/dining room, benefitting from southerly aspects & original wood flooring which continues through to the bedrooms. The kitchen has a dual aspect & is fitted with a matching range of units; there are various freestanding & integrated appliances, all are included within the sale.

Both bedrooms are comfortable doubles, the master bedroom includes a built-in cupboard. The bathroom has been fitted with a white suite & includes a shower over the bath. The landing has a useful store cupboard & provides access to the loft.

To the front of the property there is a garden mainly laid to lawn with mature planted borders. There is plenty of parking for residents & also a single en-bloc garage.





Chatsworth Avenue 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, shops & schooling including Mayfield Primary School & Chesterton Community College. There is good access from the property onto the region's main commuter routes as well as the Science & Business Parks, city centre & railway stations.

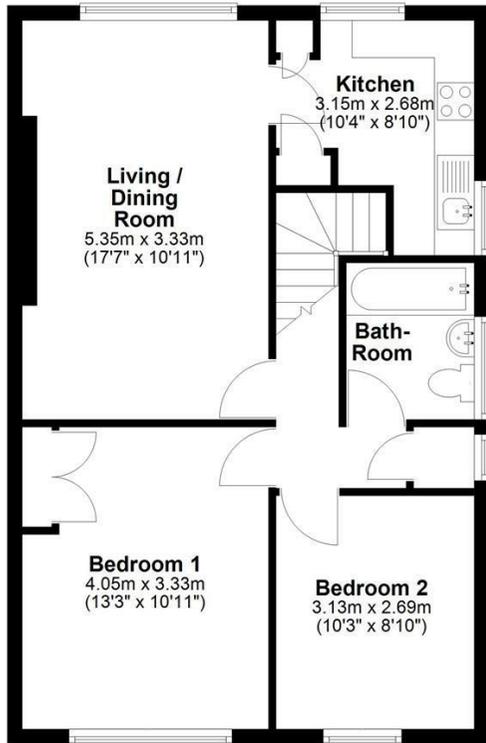
Tenure - Leasehold

Lease is 200 years with approximately 139 years remaining.
There is no service charge payable.
Ground rent: £100pa



Floor Plan

Approx. 58.1 sq. metres (625.3 sq. feet)

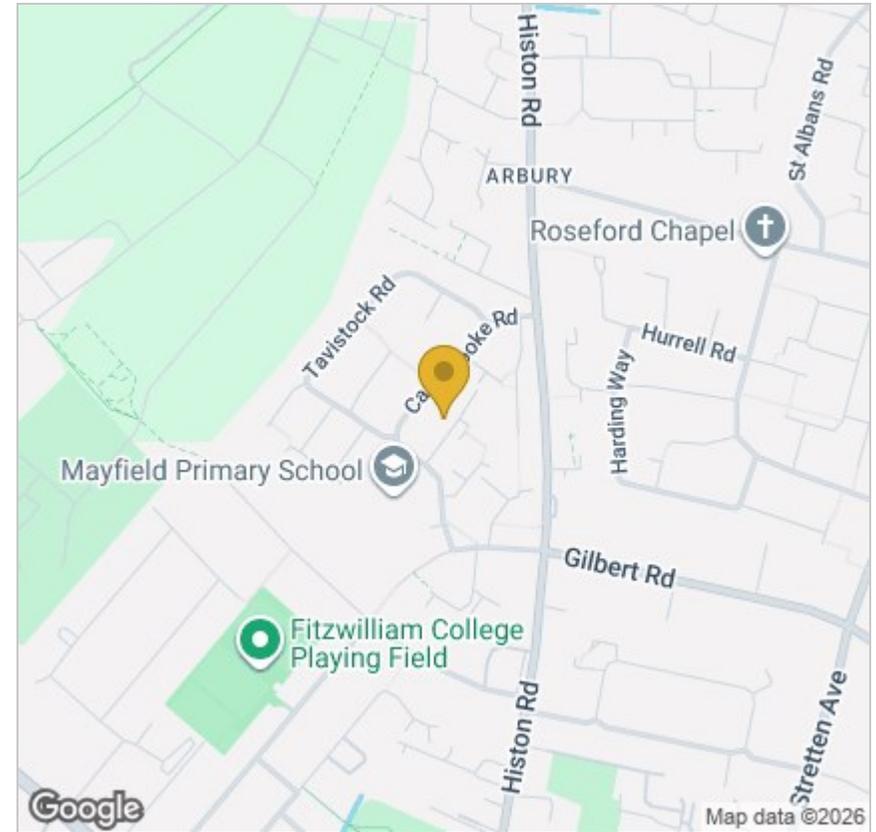
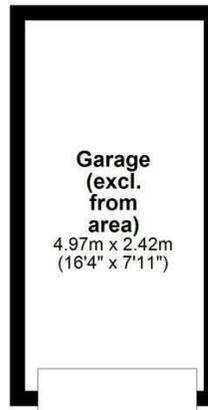


Total area: approx. 58.1 sq. metres (625.3 sq. feet)

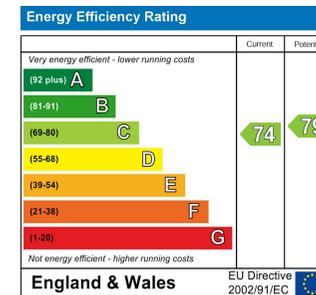
Drawings are for guidance only
Plan produced using PlanUp.

Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



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.