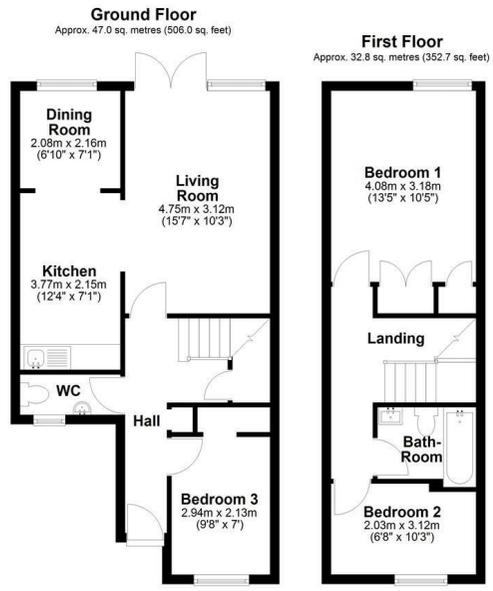




7 St. Lukes Mews, Cambridge, CB4 3DF
Guide price £425,000



Total area: approx. 79.8 sq. metres (858.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		78	35

- Excellent location
- Off-street parking & garage
- Scope for modernisation
- No onward chain

A three bedroom end of terrace house comprising 858.7 sq ft. The property is in need of some modernisation and is located on a popular street within walking distance of Jesus Green and the City Centre.

Upon entry, there is a front bedroom on the ground floor with built in cupboard space. This room offers versatility in its use. The hallway also includes a small storage space, a downstairs WC and an under stairs storage cupboard.

The kitchen, dining and living space is open plan. The kitchen area has a range of high and low level cupboards and space for full kitchen appliances. The rear section of the room overlooks the garden and could be used as a dining area. The living room is a good size and benefits from a large window and rear doors which allow in plenty of light and provide access to the garden.

Upstairs, the landing is well lit by a skylight. The principal bedroom is a generously sized double with a sash window overlooking the garden and an integrated wardrobe. The second bedroom is smaller and is positioned at the front of the property.

The bathroom is a good size and includes a WC, basin and bath, as well as another skylight which adds further light to the upper floor.

Outside, there is a courtyard style garden which is mainly laid to patio and bordered by mature planting. There is a single garage at the rear of the property and a parking space at the front.

The property has electric storage heaters and an immersion heater for the water. There is an existing insurance claim to repair a subsidence issue and the insurers have confirmed that this claim can be transferred to the new owner under a Deed of Assignment. The property is offered with no onward chain.

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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.

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