



Wilson Close, CAMBRIDGE  
**£250,000** Leasehold

**Sharman  
Quinney**

# Key Features



123 Years remaining as of 06 Aug 1990  
£10.00 Ground Rent pa  
Review due: Ask Agent  
£614.16 Service Charge pa  
Review due: 04/2027

- Ground Floor
- Open Plan Living and Dining Area
- Private Garden
- Two Well Proportioned Bedrooms
- Gas Central Heating

This attractive and well presented two bedroom ground floor duplex offers generous, versatile accommodation and ideally suited to modern living. It is set within a convenient and pleasant location with a 15 minute cycle into the city centre and 35 minute cycle to Addenbrookes.



Upon entering, you are welcomed by a spacious entrance hall, complete with useful under stair storage, leading through to a bright and inviting open plan living and dining area, perfect for both everyday living and entertaining. The separate kitchen is well appointed, offering an excellent range of cupboard and worktop space, as well as a cosy breakfast area. A window to the front aspect allows for plenty of natural light and enjoys a pleasant outlook over the green space.

The living room provides a comfortable and relaxing setting, with direct access via a door to the rear garden. This low maintenance outdoor space features a patio area alongside a gravel section, creating a practical and enjoyable environment.

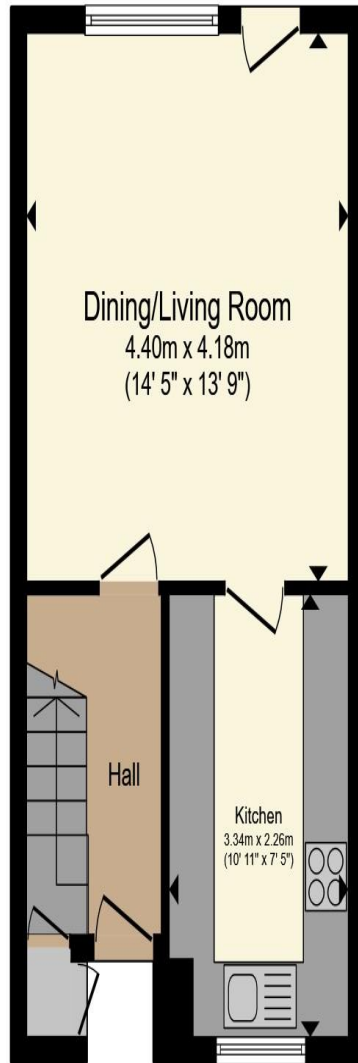
To the first floor, the property continues to impress with two well proportioned bedrooms. The second bedroom is particularly versatile, lending itself perfectly as a home office, guest room, or nursery. The bathroom is fitted with a modern suite, including a shower over the bath.

Further benefits include double glazing throughout, gas central heating, a secure bike and bin store, and parking available.

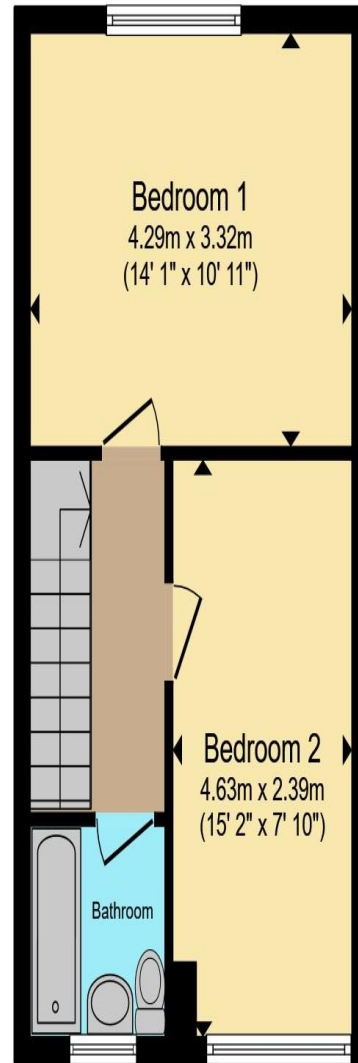
#### MEASUREMENTS

Living/Dining Room  
4.40m x 4.18m (14' 5" x 13' 9")





**Ground Floor**



**First Floor**

Total floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**Kitchen**  
3.34m x 2.26m (10' 11" x 7' 5")  
**Bedroom 1**  
4.29m x 3.32m (14' 1" x 10' 11")  
**Bedroom 2**  
4.63m x 2.39m (15' 2" x 7' 10")

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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