



26 Chatsworth Avenue
Cambridge, CB4 3LT

Guide price £325,000

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- Garden Studio
- Spacious Bedrooms
- Great Location
- Parking Available

A well presented two bedroom first floor maisonette extending to approximately 784 sq ft, offered in good condition throughout.

The property is accessed from the rear and opens into a well arranged first floor layout, with the rooms flowing naturally from the landing. The bathroom is bright and fully tiled, fitted with a shower, WC, basin, large window and extractor fan.

Both bedrooms are positioned to the rear of the property overlooking the private garden. They are generous double rooms, carpeted and neutrally decorated, providing comfortable and versatile spaces. The principal bedroom is the larger of the two and benefits from a wider window, although both rooms enjoy excellent natural light.

To the front of the property is a spacious living and dining room, recently redecorated to create a fresh and inviting feel. The room comfortably accommodates both seating and dining areas, while a large front facing window allows for an abundance of natural light.





The kitchen is located just off the living space and has been finished in bright white, creating a clean and modern feel. It features a tiled floor, integrated gas hob, plumbing for white goods and space for a tall fridge freezer, with ample storage provided by a range of cupboards.

A particular advantage of this property is the complete loft storage, offering a substantial and versatile additional storage space.

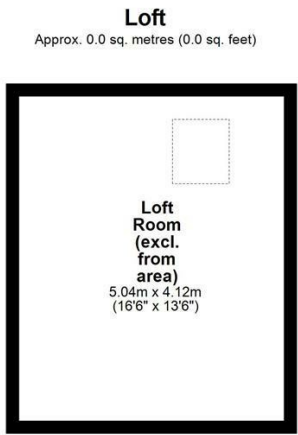
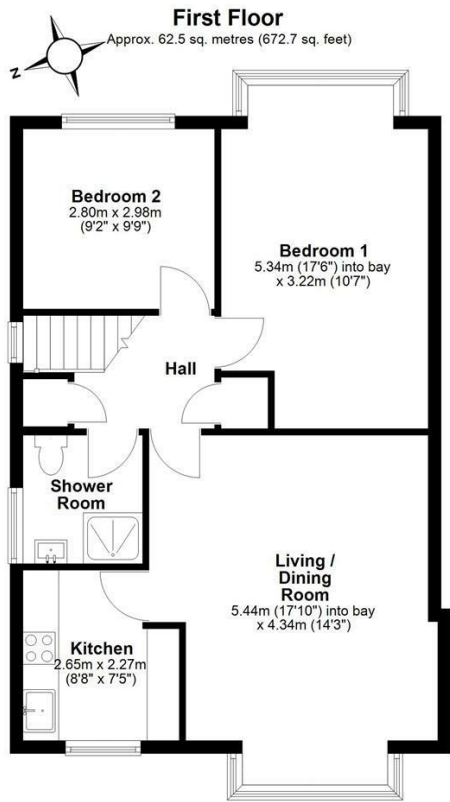
Externally, the property benefits from a private rear garden, providing a pleasant and secluded green space. Within the garden is a useful studio, offering excellent flexibility as a work from home station, hobby room or occasional guest bedroom. Additional features include on street parking nearby and gas central heating powered by a combination boiler.

Located on a quiet residential street, the property is within walking distance of the amenities along Histon Road and benefits from excellent transport links to the city centre, as well as as well as easy access to the A14.

No service charge & ground rent

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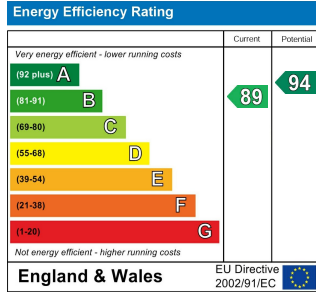


Total area: approx. 72.8 sq. metres (784.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold with 109 years remaining.

There is no ground rent or service charge

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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