



Circus Drive, Cambridge
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Three story townhouse
- Versatile accommodation throughout
- Well portioned bedrooms
- Ground floor wc
- Fully licensed HMO property with healthy yield

This spacious four-bedroom townhouse is arranged over three floors and offers approximately 1,224 sq ft (113.7 sq m) of well-planned accommodation, making it ideal for families or those seeking flexible living space. The ground floor comprises an entrance hall, a generous dining room measuring 13'0" x 8'2", a convenient cloakroom/WC, and a bright kitchen/breakfast room with direct access to the rear garden. The first floor features a large sitting room spanning the full width of the property, providing an excellent space for relaxation and entertaining. Also on this floor is Bedroom One, a well-proportioned double bedroom, together with a family bathroom. The second floor offers three further bedrooms, including two good-sized doubles and a fourth

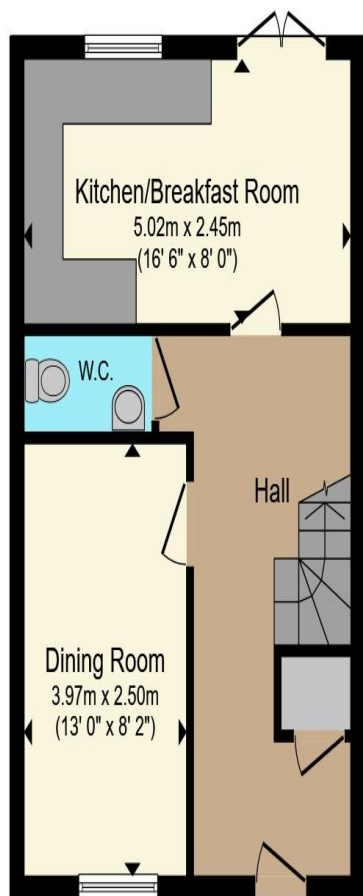


bedroom which would also make an ideal nursery, home office, or dressing room. A modern shower room serves this floor.

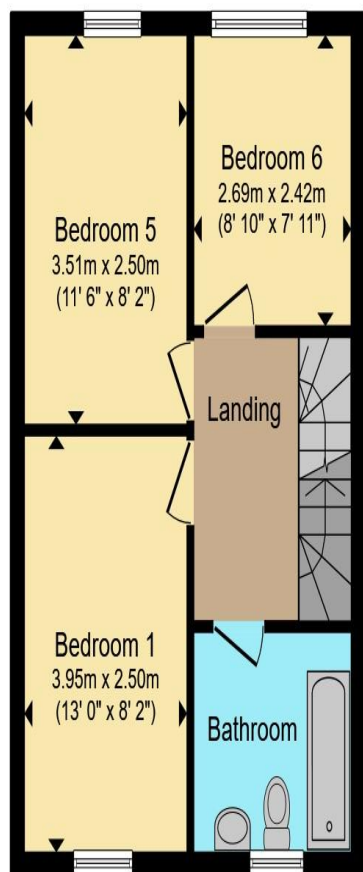
Externally, the property benefits from a private rear garden, an allocated parking space, and a single garage, providing useful vehicle storage as well as additional space for household belongings. Orchard Park is a modern and well-connected neighbourhood in North Cambridge, benefitting from excellent transport links via the A14, guided busway and dedicated cycle routes creating convenient access to the Cambridge Science Park, Cambridge North station and further into the city. The property is currently tenanted. Please contact the branch for a full breakdown of the current tenancy, rental payments, and associated tenancy information.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

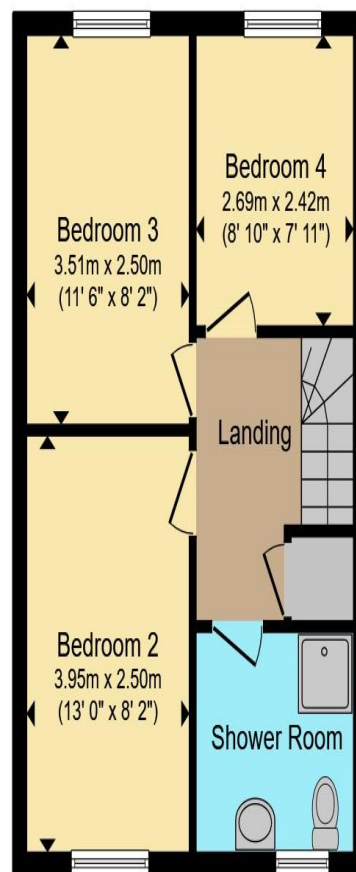




Ground Floor



First Floor



Second Floor

Total floor area 113.7 m² (1,224 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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

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

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102091 - 0004

