

GRAY TOYNBEE

31 Mandrill Close

Cambridge, CB1 9TN

Guide price £320,000

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31 Mandrill Close

Cambridge, CB1 9TN

- Popular cul-de-sac location
- Energy efficient terraced house (C / 70)
- Available with no onward chain
- 594 sqft / 56 sqm
- Designated parking
- Front and rear gardens

A staggered terraced house with allocated parking and a south-east facing garden, situated in a peaceful cul-de-sac, a short walk from Cherry Hinton's High Street, for sale with no chain.

This modern 2-bedroom terraced house enjoys a private position in a popular neighbourhood, just over half a mile from a Tesco superstore and a 7-minute bike ride from Arm Headquarters. The house has served as both a home and a rental property for over 15 years and has been very well cared for by the owner.

The accommodation briefly comprises a bright living/dining room, benefitting from southerly aspects, with a sliding door opening onto the rear garden and stairs to the first floor. The kitchen has been fitted with a modern range of base and wall mounted units; there are various integrated and freestanding appliances, all of which are included within the sale.

Upstairs are 2 good sized bedrooms, the principal bedroom including useful built-in cupboards. The bathroom has been fitted with a modern white suite. The landing provides access to a partially boarded loft with a pull-down ladder.















Mandrill Close is a peaceful cul-de-sac, forming part of a popular development, conveniently situated within easy reach of a wide range of local amenities.

Cherry Hinton is a thriving, sought-after area, well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco superstore off Yarrow Road.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities.

Cherry Hinton benefits from having excellent bus links and cycle paths into the city centre, central station and Addenbrooke's, coupled with easy access on to the A14/A11 road networks for anyone commuting elsewhere.





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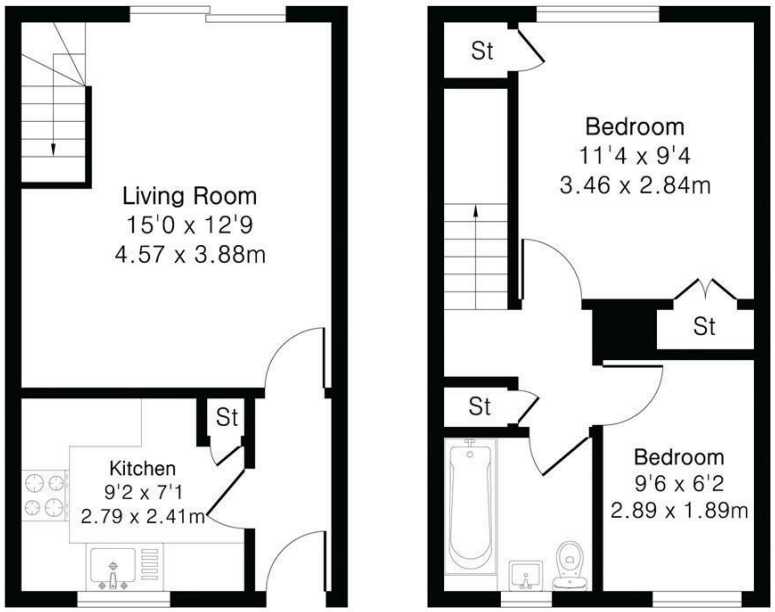
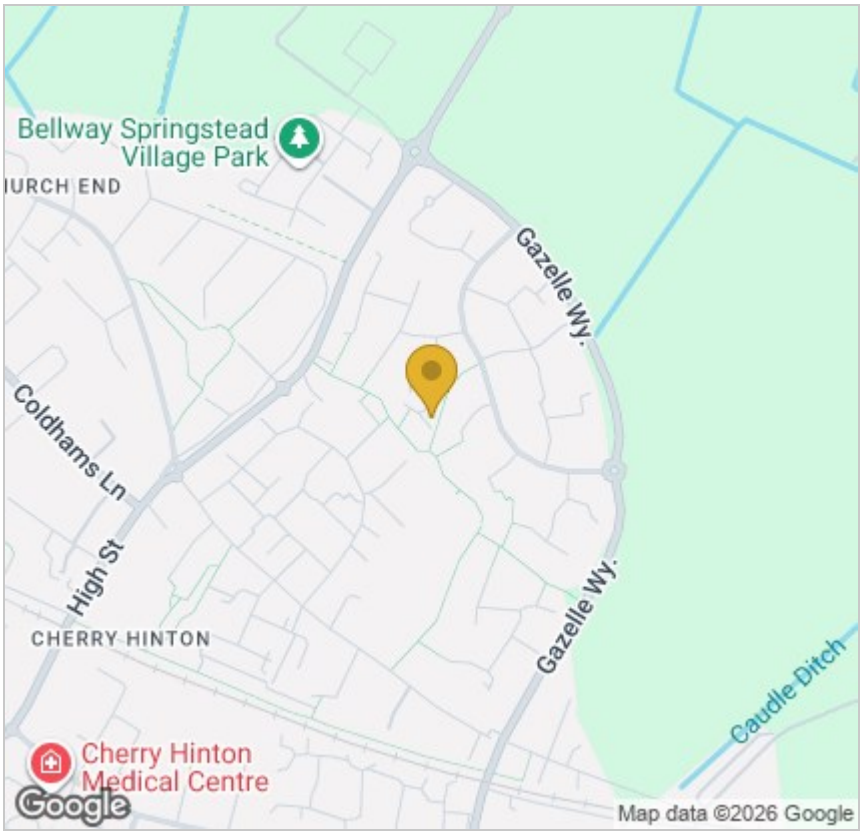
Approximate Gross Internal Area 594 sq ft - 56 sq m

Ground Floor Area 297 sq ft – 28 sq m

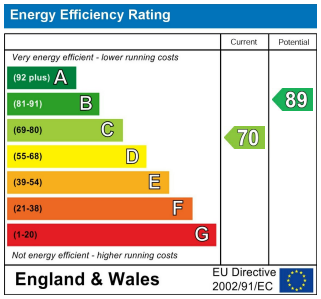
First Floor Area 297 sq ft – 28 sq m



Ground Floor First Floor



Energy Efficiency Graph



Tenure: Freehold

Council tax band: C

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