

GRAY TOYNBEE

79 Glenmere Close

Cambridge, CB1 8EF

Offers over £300,000

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Cambridge, CB1 8EF

- 662 sqft / 62 sqm
- Garage en bloc
- Excellent loft space offering extra storage
- Quiet, near central city location
- Close to Addenbrooke's and ARM

A well cared for first-floor maisonette with a garage, conveniently situated just off Cherry Hinton Road, a short walk from Cherry Hinton Hall Park, for sale with the added benefit of no onward chain.

The property sits on the western edge of the close, set back behind a lawned open-plan garden with a pathway to a private entrance with space for coats and footwear and stairs leading to the first-floor.

There is a generous living / dining room benefitting from the afternoon sun. The kitchen has a dual aspect and is fitted with a modern range of base and wall mounted units; appliances include a washing machine and a range style oven with extractor over, all included within the sale.

There are 2 double bedrooms and a good sized bathroom with a window, seperate bath and shower, complemented by part tiled walls and a heated towel rail. There is also a loft offering plenty of additional storage space.

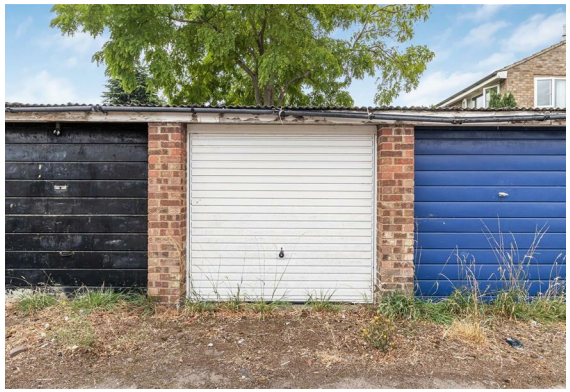
Outside is an open-plan garden and there is plenty of residents parking on the street. There is also a single garage located in a nearby block on the north side of Glenmere Close.

The property has a long lease, excellent energy efficiency rating, and















is available with the benefit of no onward chain.

Glenmere Close is a pleasant residential neighbourhood conveniently situated just off Cherry Hinton Road on the south side of the city. The property is located just opposite Walpole Road adjacent to Cherry Hinton Hall, with its grounds, duck pond, splashpad & children's play area being a particular attraction.

Popular local schools include Queen Edith's Primary School, St. Bede's & Netherhall Secondary Schools & Long Road & Hills Road Sixth Form Colleges.

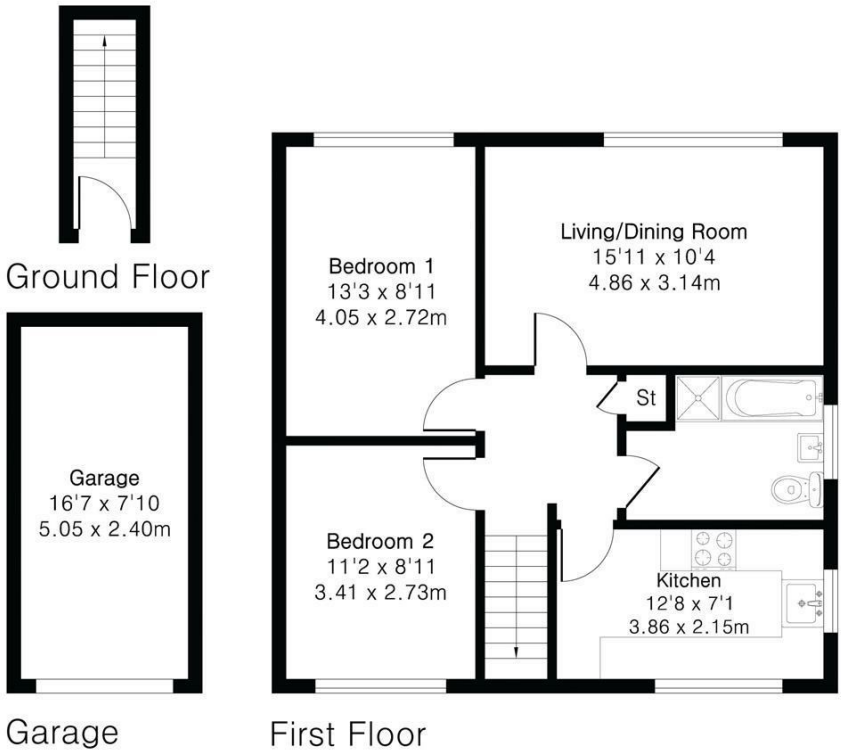
Tenure - Leasehold - 999 years from 1970 (942 years remaining)
Ground Rent - £0
Service Charge - £0





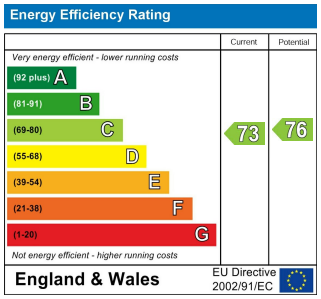
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Approximate Gross Internal Area 662 sq ft - 62 sq m
(Excluding Garage)
Ground Floor Area 29 sq ft – 3 sq m
First Floor Area 633 sq ft – 59 sq m
Garage Area 130 sq ft – 12 sq m





Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: C

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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