



Craister Court, Cambridge
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Three well-proportioned bedrooms
- Spacious living/dining room
- Kitchen with ample storage options
- Downstairs shower room
- Mid-Terrace
- Attractive Location
- Close to city centre and surrounding amenities
- Superb energy efficiency means low bills, rated EPC band B with solar

When entering the property, you are welcomed by an entrance hall leading to the main living areas, while to the right is a shower room complete with wc, hand basin and heated towel rail.

The kitchen is situated at the rear of the property and offer excellent cupboard storage, with direct access to the rear garden. The spacious lounge/diner spans the full length of the home, providing great versatility for a variety of furniture layouts and also benefits from access to the garden.



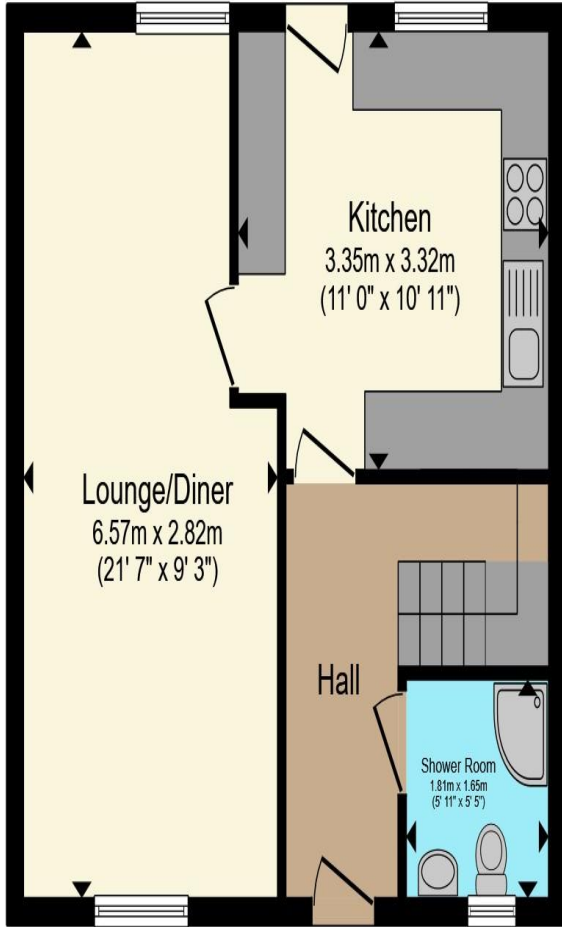
Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom offers ample storage with built-in units, while bedroom two is a spacious double room. Bedroom three is a versatile space, ideal as a child's bedroom, guests' room, or home office, and also provides built in storage.

The hot water tank is located on the landing and was replaced in 2022. Completing the first floor is the family bathroom, fitted with a bathtub and electric shower over, WC, and hand basin.

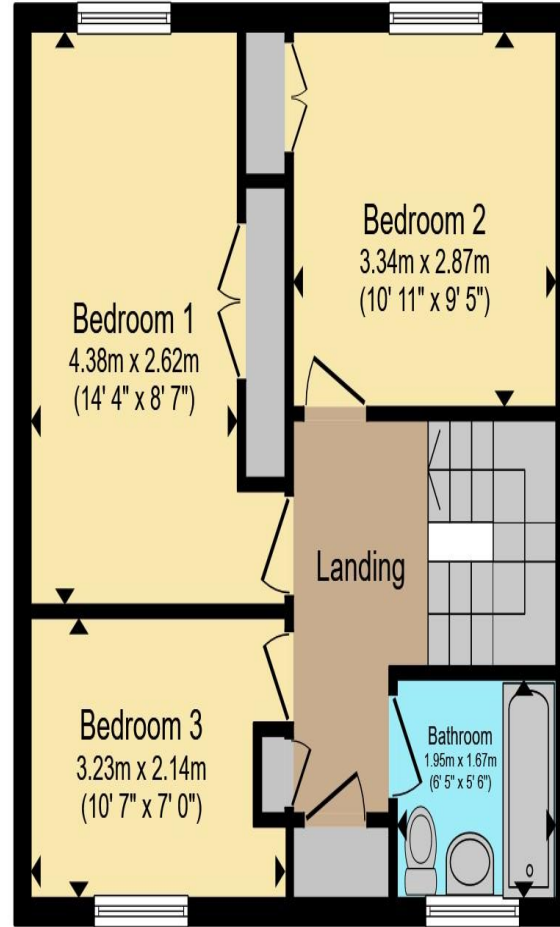
Externally, the property benefits from a low-maintenance rear garden, ideal for easy upkeep. There are two outbuildings providing excellent storage options, as well as a dedicated bike shed, along with the potential for parking. The guttering to the front of the property was also updated in 2023.

The house is entirely gas free with a large array of solar panels and an ultra-efficient air source heat pump for heating and hot water. This results in very low energy bills and an extremely low environmental impact whilst staying warm and cosy all winter.





Ground Floor



First Floor

- Living room / diner - 6.57m x 2.82m / 21'7" x 9'3"
- Kitchen - 3.35m x 3.32m / 11'0" x 10'11"
- Shower room - 1.81m x 1.65m / 5'11" x 5'5"
- Bedroom one - 4.38m x 2.62m / 14'4" x 8'7"
- Bedroom two - 3.34m x 2.87m / 10'11" x 9'5"
- Bedroom three - 3.23m x 2.14m / 10'7" x 7'0"
- Bathroom - 1.95m x 1.67m / 6'5" x 5'6"

Total floor area 88.3 m² (950 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

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