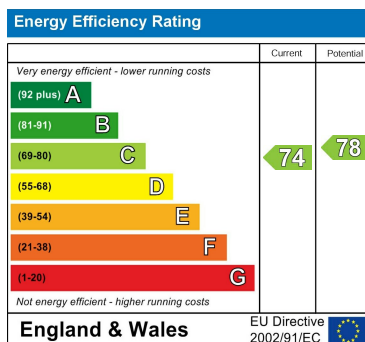
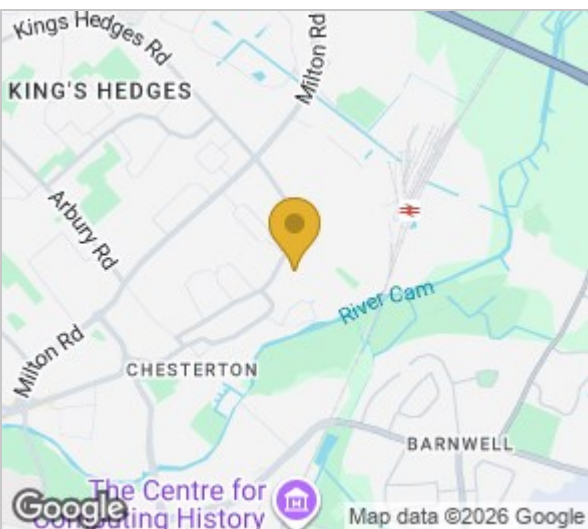




40 Enniskillen Road, Cambridge, CB4 1SQ
Guide price £250,000



Total area: approx. 58.2 sq. metres (626.4 sq. feet)



- No Onward Chain
- Scope for Improvement
- Spacious Bedrooms
- First Floor

A first floor two-bedroom maisonette, offered in reasonable condition with scope to modernise throughout, and available with no onward chain.

Upon entry, the hallway provides access to each room separately, with both bedrooms being well-proportioned doubles. The principal bedroom is the larger of the two and overlooks the rear, while the second bedroom faces the front. Both benefit from large windows, allowing plenty of natural light.

The living space is a good size, with two windows overlooking the rear. The kitchen is dated, but its corner aspect creates a bright and usable space. The bathroom is spacious and includes an airing cupboard, along with a window for natural ventilation.

The property title includes a small front garden, and there is also an outdoor storage unit. The street benefits from unrestricted on-street parking.

With a good length lease, low service charge and ground rent, and a great city position, this is an excellent opportunity for first-time buyers or investors looking for a property with scope to improve and modernise.

///salon.chins.shed



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.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com