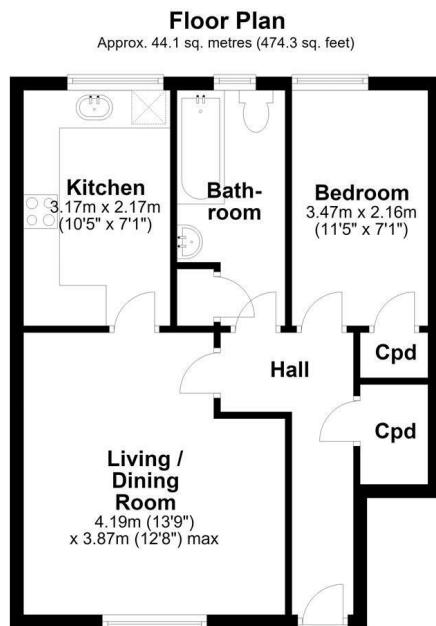


34 Francis Darwin Court, Cambridge, CB4 3HA
Guide price £220,000





Total area: approx. 44.1 sq. metres (474.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Ground floor flat
- Private entrance
- Communal gardens
- Residents parking

A well-presented one-bedroom ground floor flat, offering bright accommodation, residents parking and communal gardens.

The property is accessed via a private entrance, and opens into the entrance hall with a useful storage cupboard and access to all rooms. The living/dining room is a good size and enjoys a front aspect with a large window providing ample natural light. The kitchen is well-fitted with a range of wall and base units with work surfaces over, with an integrated oven and hob, and space for additional white goods.

The bedroom benefits from built in storage space and enjoys direct access to the communal gardens. Completing the accommodation is the bathroom, fitted with a bath with shower attachment, basin, WC and heated towel rail.

Externally, the property benefits from a useful brick-built store, residents parking, communal gardens and bike store. Further benefits include gas central heating and double glazing throughout.

///puns.asset.walks



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.

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