



21 Ashcroft Court  
Cambridge, CB4 2SW

**Offers in the region of £375,000**



## 21 Ashcroft Court

Cambridge, CB4 2SW

- No onward chain
- Close to city centre
- Residential area
- Excellent south facing garden

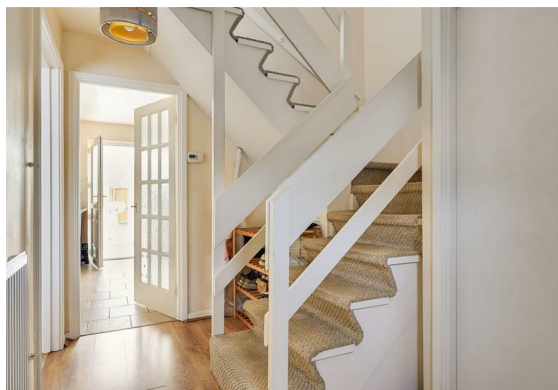
A well presented three bedroom mid terrace house extending to approximately 1,033 sq ft, offered with no onward chain and located in the heart of the popular CB4 area, with scope for further modernisation if desired.

Upon entry, the hallway is slightly wider than typical and provides access to a downstairs cloakroom, a useful storage cupboard and additional under stairs storage.

To the left, the living and dining room is long and spacious. The room has been well maintained and features laminate flooring throughout, with a light grey feature wall adding character to the space. A window overlooking the front of the property allows plenty of natural light to fill the room.

The property then leads through to the kitchen, which can be accessed via two entry points from the main living area. The kitchen has a tiled floor and offers a practical range of cabinets with ample worktop space. There is an integrated gas hob and oven, alongside connections for all necessary white goods. A tiled splashback provides a clean and practical finish.

The kitchen opens into the conservatory, which is naturally bright and overlooks the rear garden. This space provides additional flexibility and includes further built in storage.





Upstairs there are three bedrooms. The two rear bedrooms are both good sized doubles overlooking the garden, each benefitting from built in cupboards. The third bedroom overlooks the front of the property and, while slightly smaller, could comfortably be used as a bedroom, nursery or home office.

The bathroom is modern and fully tiled, featuring a bath with rainfall shower attachment, basin with vanity unit, window and extractor fan for ventilation.

Outside, the conservatory leads directly to the rear south facing garden which includes a lawn area and benefits from rear access. The property also benefits from gas central heating via a combination boiler and is double glazed throughout.

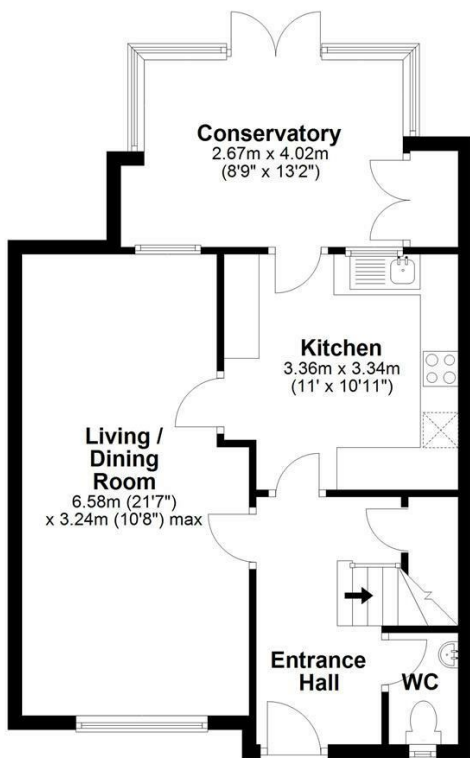
Situated within easy cycling distance of the City Centre and offering excellent access to the A14, the property presents a great opportunity for first time buyers or investors looking to secure a home in this well connected part of Cambridge.

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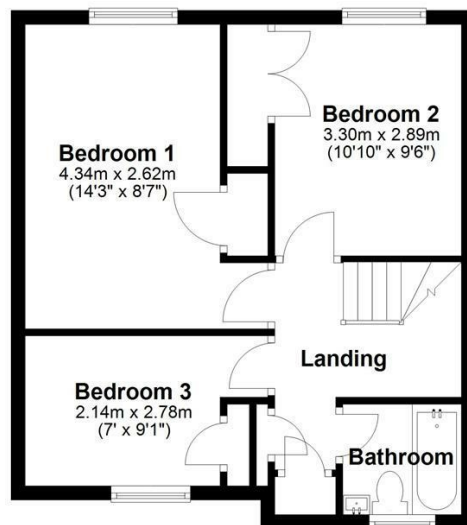
## Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)

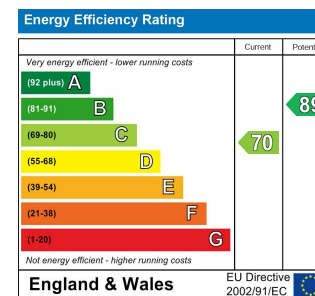


Total area: approx. 96.0 sq. metres (1033.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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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