



Gray Road, Cambridge, CB1 3TA

CHEFFINS

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Cambridge,
CB1 3TA

A well presented one bedroom first floor maisonette with generous rear garden and located in a popular city location close to a wealth of local amenities and various transport links including Cambridge station, the A14 and M11.

LOCATION

The property is positioned on a quiet residential street off Birdwood Road within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.3 mile), Addenbrooke's (1.4 miles) and Cambridge city centre (1.8 mile). Distances approximate.



Guide Price £245,000





UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, cupboard containing gas meter, utility area with a range of floor and wall units, laminate worktop with space and plumbing for washing machine, space for fridge, further downstairs storage, downlighter, coat hanging rail. Carpeted stairs up to:

FIRST FLOOR

LANDING

carpeted, downlighter, upvc double glazed window overlooking side of the property, leading into:

ENTRANCE HALL

tiled, downlighter, loft access, storage cupboard containing fuse box and electricity meter, further storage cupboard, access into various rooms.

SITTING ROOM

with wood effect laminate flooring, upvc double glazed windows overlooking front of the property, radiator, downlighter, shelving and a further range of storage cupboards.

KITCHEN

range of floor and wall units, laminate worktop, tiled floor and part tiled walls, downlighter, upvc double glazed window overlooking front of the property, cupboard

housing boiler, space and plumbing for washing machine, space for fridge, integrated Electrolux oven and integrated Stoves 4 ring gas hob with extractor fan, sink and drainer with mixer tap, radiator.

BEDROOM

with wood effect laminate flooring, two upvc double glazed windows overlooking rear of the property, radiator, downlighter.

BATHROOM

with tiled flooring, three piece suite comprising bath with shower over, wash hand basin and low level w.c., upvc double glazed frosted windows overlooking rear of the property, tiled walls, floor level storage cupboards, heated towel rail, downlighter, extractor fan.

OUTSIDE

The property is approached via gate into front garden with pathway leading to upvc double glazed front door, Path continues to the side of the property into the rear garden. Brick built storage shed, access over neighbouring rear garden to access rear garden belonging to the property. Gate into rear garden which is predominantly laid to lawn and enclosed via concrete and wire fencing, borders containing a variety of trees and shrubs.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 103 Years Remaining

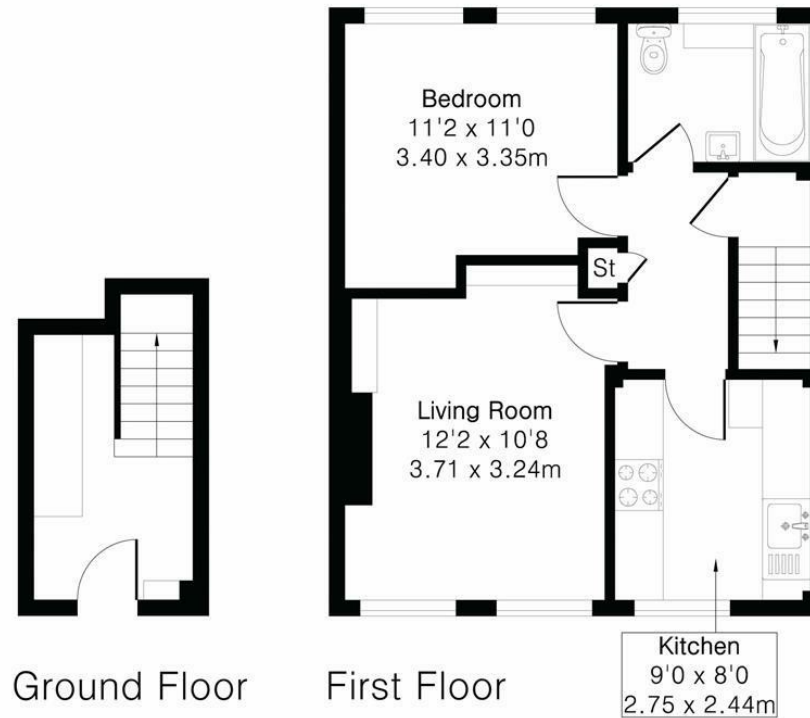
Annual Ground Rent - £10

Annual Service Charge - £360.05

Approximate Gross Internal Area 522 sq ft - 48 sq m

Ground Floor Area 76 sq ft – 7 sq m

First Floor Area 446 sq ft – 41 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(72 plus) A			
(61-71) B			
(50-60) C		77	77
(39-48) D			
(29-38) E			
(17-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure – Leasehold

Council Tax Band – B

Local Authority – Cambridge City



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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