



The Rowans, Milton
CB24 6ZL

Pocock + Shaw

222 The Rowans
Milton
Cambridge
Cambridgeshire
CB24 6ZL

A two bedroom house enjoying a cul de sac location in this sought after village just to the North of the city.

- Two bedroom house
- Living room with glazed bay French windows, giving access to the garden
- Fitted kitchen
- First floor bathroom
- Enclosed garden with timber shed
- Gas central heating boiler
- Double Glazing
- Driveway parking
- White goods included
- No upward chain

Guide Price £295,000



Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks. The Milton Park and Ride bus service is only a few minutes walk away from the rear of the property.

This 2 bedroom house enjoys a cul de sac location and is offered with no upward chain. In detail the accommodation comprises;

Storm porch with storage cupboard and part glazed door to

Entrance hallway with airing cupboard with slatted wood shelving and Vaillant gas combination boiler, further downstairs cupboard with coat hooks and shelving, laminate wood flooring.

Kitchen 6'5" x 11'9" (1.96 m x 3.58 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer taps, built in four ring electric hob with stainless steel chimney extractor hood over, electric oven below, space for fridge/freezer, space and plumbing for washing machine, ceiling mounted spotlight units, radiator, laminate wood flooring.

Sitting/dining room 12'9" x 11'10" (3.88 m x 3.60 m) with bay window to rear with patio doors and glazed panels to garden, stairs to first floor, radiator.

First Floor

Landing with doors to

Bedroom 1 11'10" x 8'7" (3.61 m x 2.61 m) with window to side, radiator, loft access hatch.

Bedroom 2 11'10" x 6'7" (3.60 m x 2.00 m) with window to front, radiator.

Bathroom with window to front, panelled bath with fully tiled surround, glass shower screen, shower attachment and mixer taps, wash handbasin with tiled splashbacks and mirror fronted cabinet over, wc, chrome heated towel rail, ceramic tiled floor.

Outside The property enjoys being located at the end of a small cul-de-sac with allocated driveway parking to the front. Enclosed rear garden (10m x 5m approx) mainly laid to lawn with timber decked area adjacent to the rear of the property, timber shed, fence to one side and mature bushes to rear and left hand side, timber pedestrian gate.

Services All mains services.

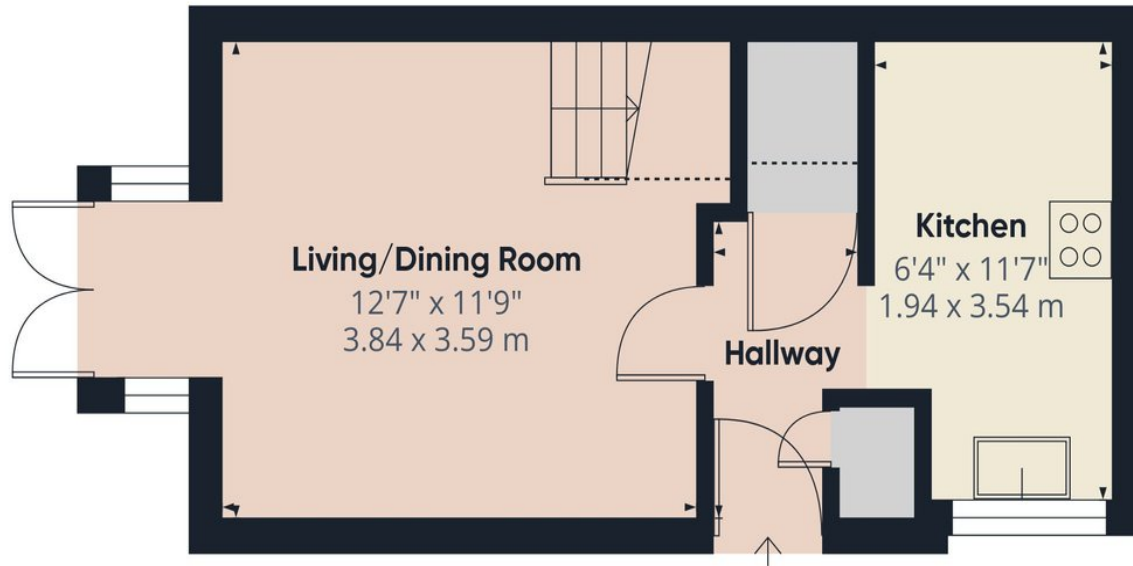
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

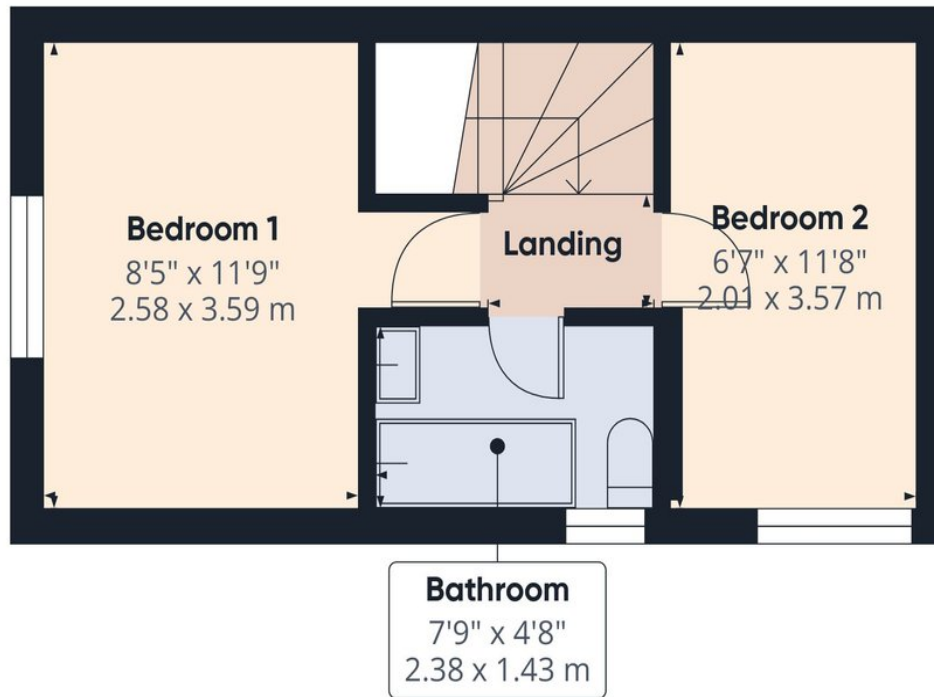


Approximate total area

514 ft²
47.7 m²

Reduced headroom

11 ft²
1.1 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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