



15 Plymouth Close
Cambridge, CB3 0UG

Guide price £450,000



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- Off road parking
- Great location
- EPC rated B
- Excellent condition

A modern two bedroom semi-detached house, positioned in the sought after new development, Darwin Green, available with no onward chain.

The property was constructed in 2020 and has been well maintained throughout. The high EPC rating alongside the excellent condition makes this a fantastic opportunity for investors and first time buyers alike.

The entrance hall opens into a bright dual-aspect, open-plan kitchen, dining and living space. The kitchen is fitted with integrated appliances including a gas hob, oven, dishwasher, fridge freezer and washing machine, and provides ample cupboard and worktop space. A window overlooks the well-kept rear garden. The ground floor also benefits from a WC and a rear lobby giving access to the garden.

On the first floor, there are two well-proportioned double bedrooms. Bedroom one features built-in mirrored storage and large windows to the front, while bedroom two includes a storage cupboard and overlooks the garden.

The property has a front driveway offering off road parking for one vehicle. There is gated side access which leads to the rear garden which





has a patio, lawn, shed and is fully enclosed with timber fencing. Heating is via gas central heating with radiators throughout and the windows are all double glazed.

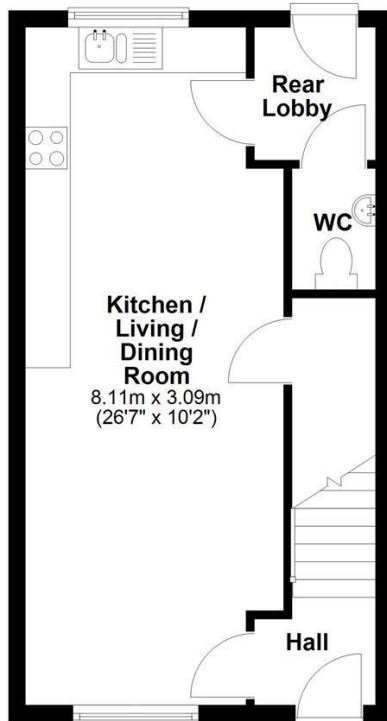
Darwin Green is conveniently situated under two miles from the city center, benefitting from the recently opened 15 acre central park, sports facilities and proposed supermarket, schools and library within the development. There are excellent transport links to the A14 and both train stations are within cycling distance. Eddington is a stones throw away with a supermarket, primary school, nursery, parks, bars and restaurants.

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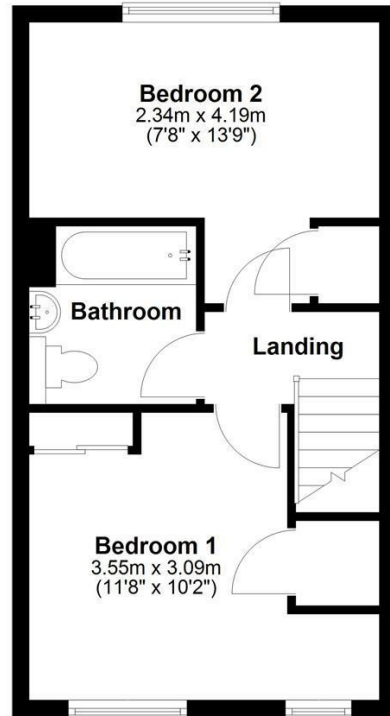
Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



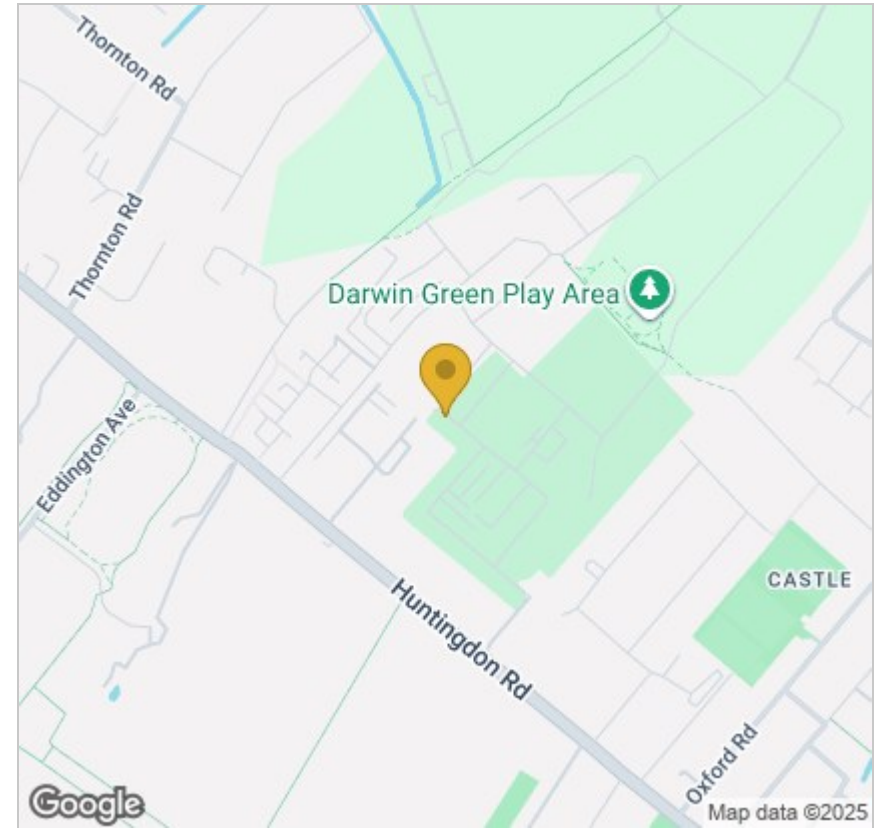
First Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

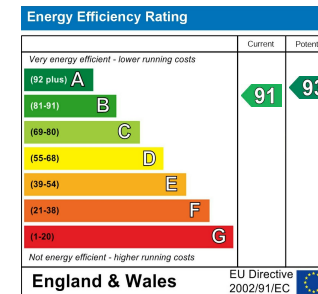


Total area: approx. 68.2 sq. metres (734.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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