



Topper Street, Cambridge
£245,000 Freehold

**Sharman
Quinney**

Key Features



- Two Bedrooms
- Open Plan Kitchen/Living Area
- En-Suite to Master
- Single Garage
- Access to Local Amenities

Upon entering the property, there is a useful entrance area providing space for coats and shoes. To the right-hand side is the garage, which the current seller has adapted to allow internal access directly from the property.

The accommodation further benefits from a spacious open-plan kitchen and living area, offering a bright and modern space ideal for both everyday living and entertaining. Both bedrooms are comfortably sized, with the principal bedroom benefitting from an en-suite shower room. The second bedroom is a versatile space, whether used as a single bedroom or an office / study space which is served by the family bathroom.

The property also provides ample storage options both in the hallway and the kitchen. The property



has recently been modernised and updated throughout and is well presented, making it an ideal purchase for first time buyers, downsizers, or investors.

Orchard Park is a popular and well-connected development, continually located close to Cambridge Science Park and the city centre, with excellent access to the A14, A10 and the M11.

Measurements

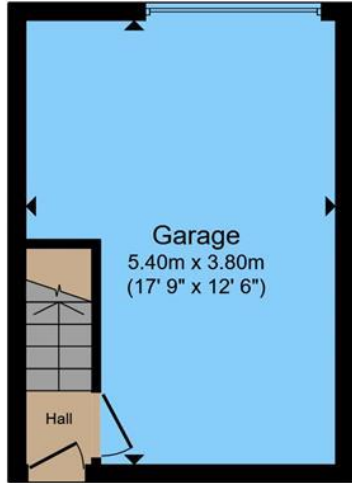
Kitchen / Living Room - 5.40m x 4.15m / 17'9 x 13'7

Bedroom One - 3.97m x 2.54m / 13'0 x 8'4

Bedroom Two - 2.48m x 1.98m / 8'2 x 6'6

Garage - 5.40m x 3.80m / 17'9 x 12'6





Ground Floor



First Floor

Total floor area 68.2 m² (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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