



GRAY
TOYNBEE



43 Gilbert Close
Cambridge, CB4 3HR

Guide price £300,000



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- EPC rating C
- Refitted kitchen and bathroom
- Residents parking
- Private courtyard garden

A particularly stylish, ground-floor maisonette with 2 good-sized bedrooms, a private garden and residents' parking.

This spacious 650sq. ft. property has been carefully refurbished and offers open-plan living, good-sized bedrooms, and a beautiful shower room, all finished to an excellent standard. The layout of the block means that the only adjoining neighbour is above, and that there are windows on three sides, making it light and airy.

There is a hallway with wood effect floor and built-in storage. The living space is open-plan and includes a triple aspect, wood-effect floor and built-in storage. The kitchen area is refitted and includes an oven, hob, extractor, and integrated dishwasher and washing machine. Wood panelling screens a further storage space and the gas boiler. There is also a door to the private courtyard garden.

The bedrooms are both a good





size, and the shower room has been refitted with a walk-in shower, vanity basin, WC, towel rail, and wall and floor tiling.

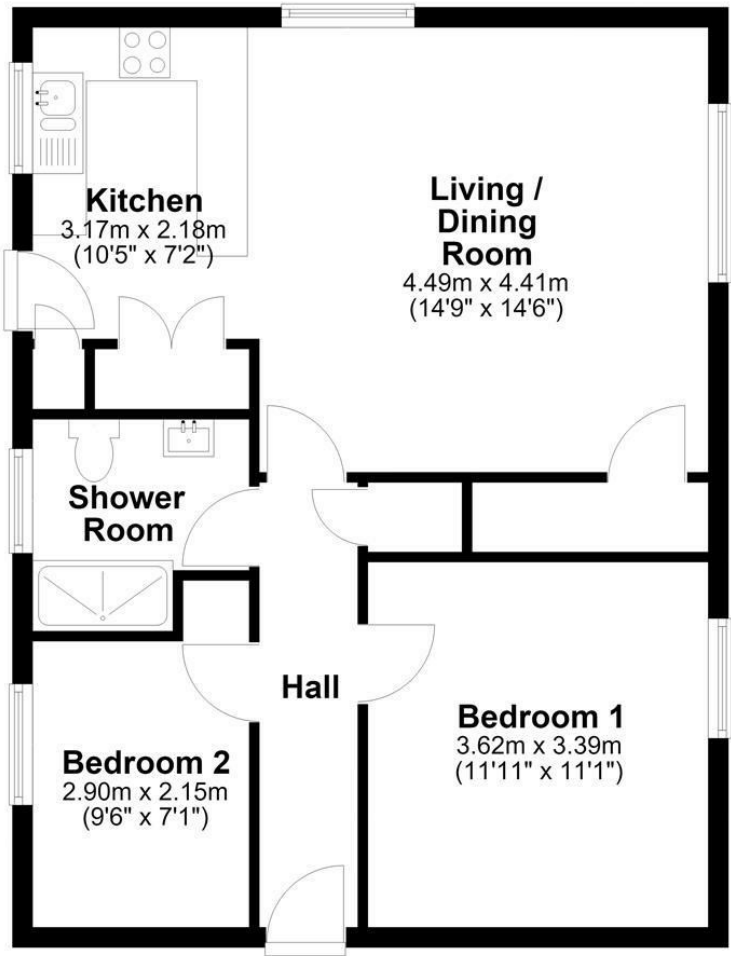
The property has gas central heating and double glazing.

Outside, there is a private, paved courtyard garden, which is enclosed. There is a timber shed. Parking is available for residents.



Floor Plan

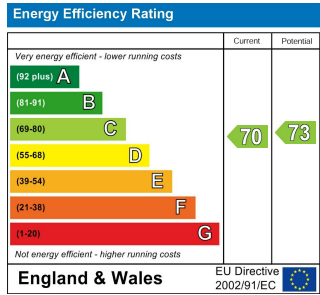
Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
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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