

GRAY TOYNBEE

55 Hopkins Close

Cambridge, CB4 1FB

Guide price £375,000

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- Refitted kitchen and bathroom
- EPC rating C
- Parking and a garage
- Super convenient location

A refurbished, 2-bedroom terrace in a quiet position, with parking, a garage, and a good-sized garden. Situated in a super popular location, 7 minutes by bike from the Science Park, Cambridge North, and the River.

This attractive, modern house is at the end of a quiet cul-de-sac and has had significant improvements, resulting in a well-designed, stylishly finished, efficient home perfect for a first-time buyer.

There is an entrance porch leading to the living room, which is a good size and has stairs to the first floor with a useful space for a desk/homeworking station underneath. The kitchen/breakfast room has been refitted and has contrasting base and eye-level storage cupboards and wood-effect tops which incorporate a breakfast bar. It includes an oven, hob, extractor, microwave, and a dishwasher. A door leads to the double-glazed conservatory, which has double















doors to the garden.

Upstairs, there are two double bedrooms. The bathroom has been refitted recently and includes a shower over the bath, vanity basin and a WC, a heated towel rail, stylish shower screen, and attractive wall tiling, complete room. The landing has access via a pull-down ladder to the loft, which has a Velux window.

The house has double glazing and gas central heating.

At the front there is a small garden, railing and a gate. The southwest rear garden is a good size and mainly lawn; it is fenced, with a pedestrian gate leading to the nearby parking area, which includes an allocated space and a garage.

What3words: ///renew.lungs.eating

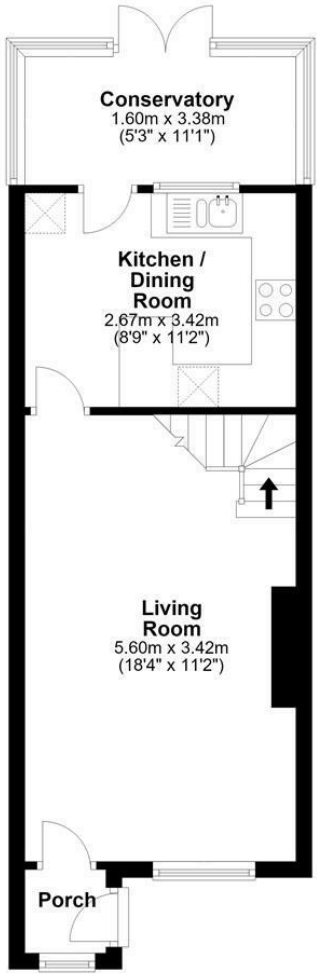




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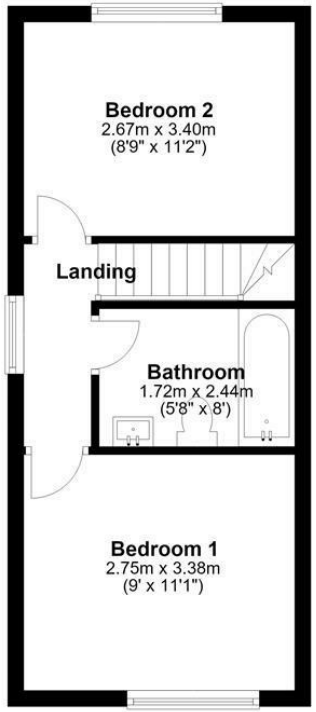
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)

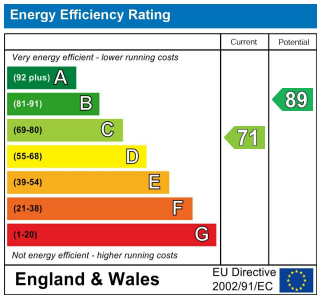


Total area: approx. 63.0 sq. metres (678.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold

Council tax band:

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