GRAY TOYNBEE



10 Howard Close

Cambridge, CB5 8QU

Guide price £295,000

2 1 2 C

10 Howard Close

Cambridge, CB5 8QU

- Private south-facing garden
- Driveway parking
- EPC - C / 70
- 1959
- Leasehold - 932 years remaining

A ground floor maisonette with driveway parking, a conservatory, and a south-facing garden, a short walk from Ditton Meadows and the Chisholm Trail with links to Cambridge North Station.

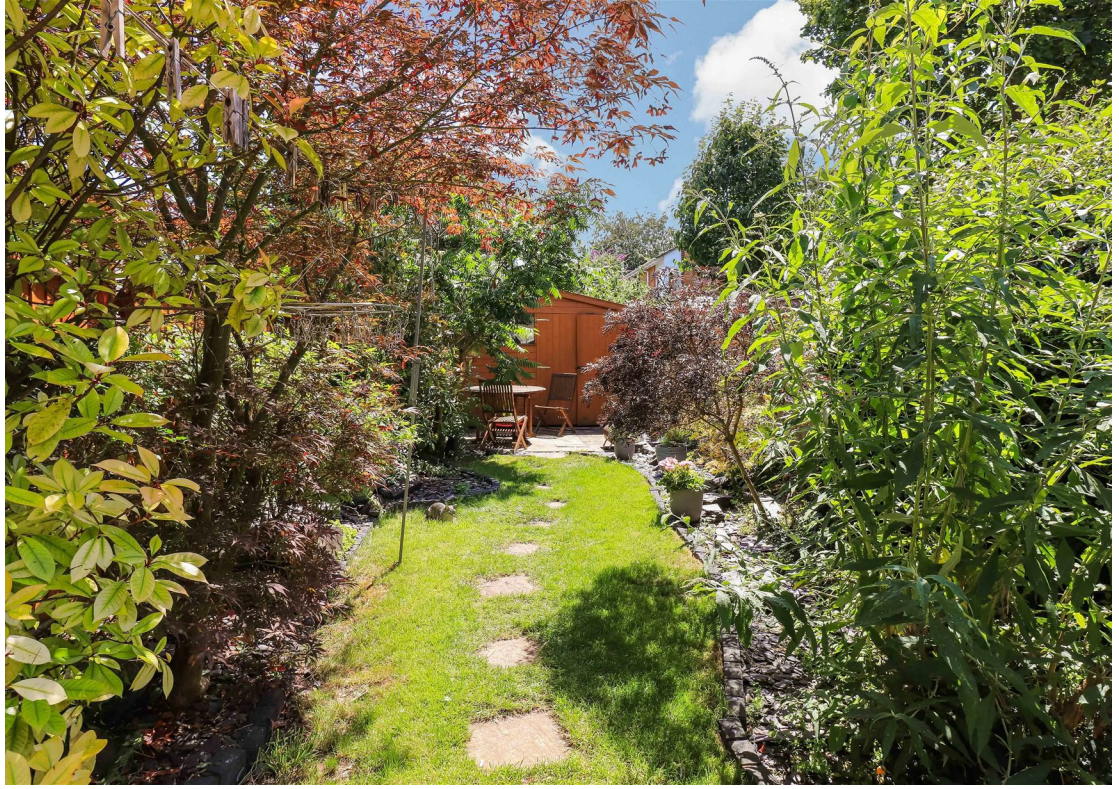
The property has a lengthy lease and comes with the benefit of a peppercorn ground rent (£10.50 pa) and service charges, as well as driveway parking.

The sitting room has an electric fire, contrasted by an attractive surround and adjoins the conservatory which serves as a dining area and has views over the private garden. The kitchen has been fitted with a range of base and eye-level units; there are various integrated appliances and space for a washing machine, dishwasher, and a fridge / freezer.

Both bedrooms have built-in storage. The bathroom is complemented by attractive tiling and a heated towel rail.

Outside there is an open-plan garden and driveway with parking for 1 vehicle, with additional parking in the cul-de-sac. A shared passageway leads to the south-facing rear garden which offers a superb degree of privacy throughout and is a real oasis. There is a paved terrace and useful shed at the foot of the garden.

Howard Close is a friendly cul-de-sac, conveniently positioned just off















Newmarket Road and is ideally situated for access to Cambridge City Centre and the A14/M11 road networks.

There are a wide range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by. The property is a short walk from a spar and one-stop convenience store, butchers, fish and chip shop, McDonalds and an excellent NHS Health Centre.

The historical village of Fen Ditton is just a 10-minute walk away, and has three public houses, including two gastro pubs, with The Plough having lovely views over the River Cam.

Cambridge North Station is just 0.9 miles from the property via the Chisolm Trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the City Centre.

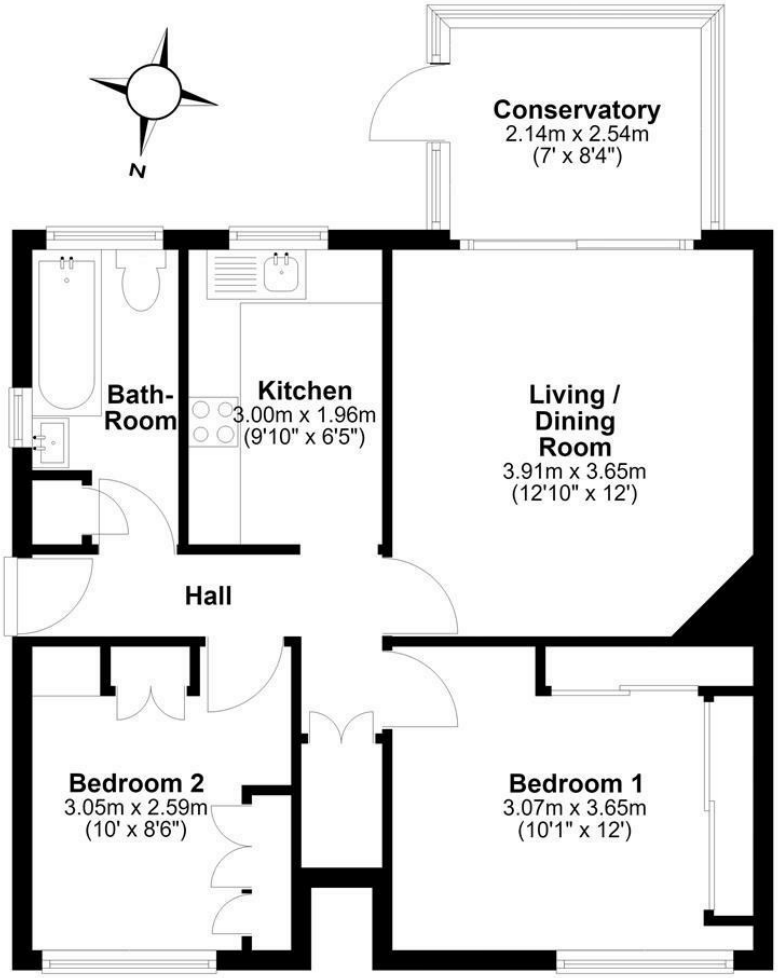




GRAY TOYNBEE

Ground Floor

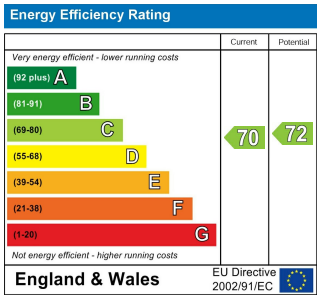
Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com