



Gray Road, Cambridge, CB1 3TA

CHEFFINS

Gray Road

Cambridge,
CB1 3TA

A well presented one bedroom first floor maisonette with generous rear garden and located in a popular city location close to a wealth of local amenities and various transport links including Cambridge station, the A14 and M11.

LOCATION

Gray Road occupies a highly convenient and sought-after position on the south side of the city. Residents benefit from a quiet, residential setting and easy access to excellent local amenities, including nearby Co-op stores, petrol stations, chemists, newsagents, delis, and the attractive Cherry Hinton Park for recreation and green space. The location offers superb accessibility, with quick and straightforward routes to Addenbrooke's Hospital and the Cambridge Biomedical Campus. Cambridge's mainline train station is easily reachable for fast connections to London (under 60 minutes) and beyond, while frequent bus services along Cherry Hinton Road provide efficient links to the city centre and other areas.



Guide Price £225,000





FRONT DOOR

leading into:

ENTRANCE HALL

carpeted, downlighter, stairs leading up to first floor, door into:

HALL

with wood effect laminate flooring, access into loft space, storage cupboard housing fuse box and electricity meter, access into various rooms, including:



KITCHEN

with continuation of the wood effect laminate flooring, a selection of floor and wall units with laminate worktop, oven, extractor fan, space for fridge and freezer, space and plumbing for washing machine, stainless steel sink and drainer with mixer tap, part tiled walls, upvc double glazed window overlooking front of the property, radiator, boiler. Further pantry cupboard, spotlights.

SITTING ROOM

with wood effect laminate flooring, two upvc double glazed windows overlooking front of the property, radiator, downlighter, storage cupboard with shelving.



BEDROOM

with wood effect laminate flooring, upvc

double glazed window overlooking rear of the property, radiator, downlighter, built-in wardrobe with hanging rail.

BATHROOM

with tiled flooring, part tiled walls, three piece suite comprising bath with shower over, low level w.c. wash hand basin, upvc double glazed frosted window overlooking rear of the property, heated towel rail, LED spotlights, extractor fan, part tiled walls.

OUTSIDE

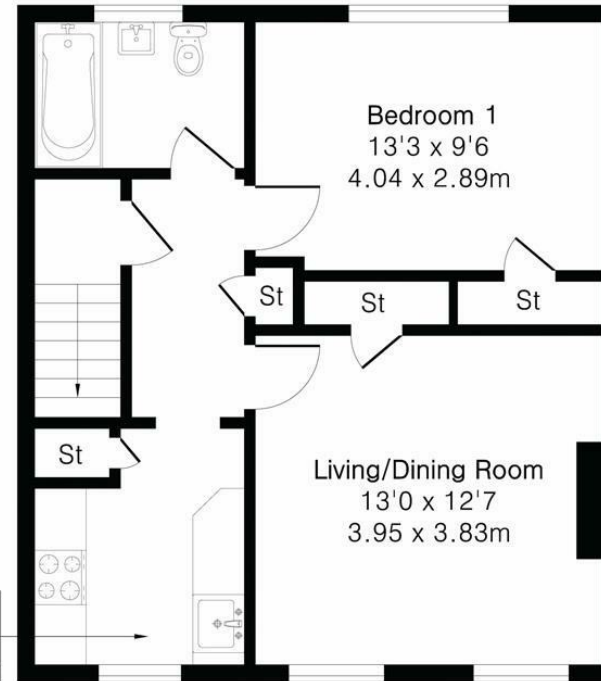
The property is approached via timber gate leading to pathway to front door. Pathway leading to rear garden, access to a brick built storage shed and access right of way over the downstairs property's garden to a gate which leads to rear garden which is fully enclosed via timber fencing and predominantly laid to lawn with borders containing various shrubs, garden is west facing.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 174 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £319.63



Approximate Gross Internal Area 532 sq ft - 49 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £225,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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