



2 Gunnell Close, Milton, Cambridge, CB24 6ZB
Guide Price £550,000 Freehold



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NESTLED WITHIN GUNNELL CLOSE, A QUIET CUL-DE-SAC JUST A SHORT WALK FROM THE CENTRE OF THE VILLAGE IS THIS BEAUTIFULLY PRESENTED, DETACHED, THREE-BEDROOM BUNGALOW.

- Detached bungalow
- Constructed in 1998
- Gas fired central heating to radiators
- Front and rear gardens
- Council tax band-E
- 3 beds, 1 bath, 1 reception room
- 898.5 sqft / 83.5 sqm
- Double garage and driveway
- EPC-D / 59

Having been constructed in 1998, this detached bungalow forms part of a small cul-de-sac within easy reach of the centre of this popular North Cambridge Village.

Available to purchase with no onward chain, this delightful home comprises a large reception room with double doors opening onto the rear garden and an adjoining kitchen with further access into the rear garden. The kitchen has a variety of cabinetry at both eye level and base level, ample worktop space and space for white goods.

The property has three bedrooms which include two double bedrooms and a large single bedroom which could also be used as a second reception room/home office. Serving these three bedrooms is a family bathroom suite with a panelled bath, a shower above, a low-level WC and a pedestal sink unit. Completing the ground floor is a separate WC accessible off the main entrance hall to the front.

Externally, the property has a block paved driveway to the front with parking available for two vehicles. A front lawn area with a variety of shrubs along the borders provides privacy to the front. The rear garden is fully enclosed with panelled fencing, has herbaceous borders and a patio area ideal for dining outside.

The property has a large double garage with separate up and over garage doors, power and lighting as well as a window and door which opens onto the garden to the rear. Subject to planning, the garage could provide a further 25 sqm / 270 sqft of internal accommodation by being converted.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC, newly relocated police station and the popular Country Park. The village has excellent major road links including the A14, A10 and M11. The property has easy access to Cambridge City centre, Cambridge North Railway Station, and the Science Park, which is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers, GP, health centre, post office, community centre and public houses. Milton is also within easy reach of the River Cam and Fenland countryside walks and cycle routes, as well as a short walk to the Milton Park and Ride bus service for Addenbrookes and the city centre.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

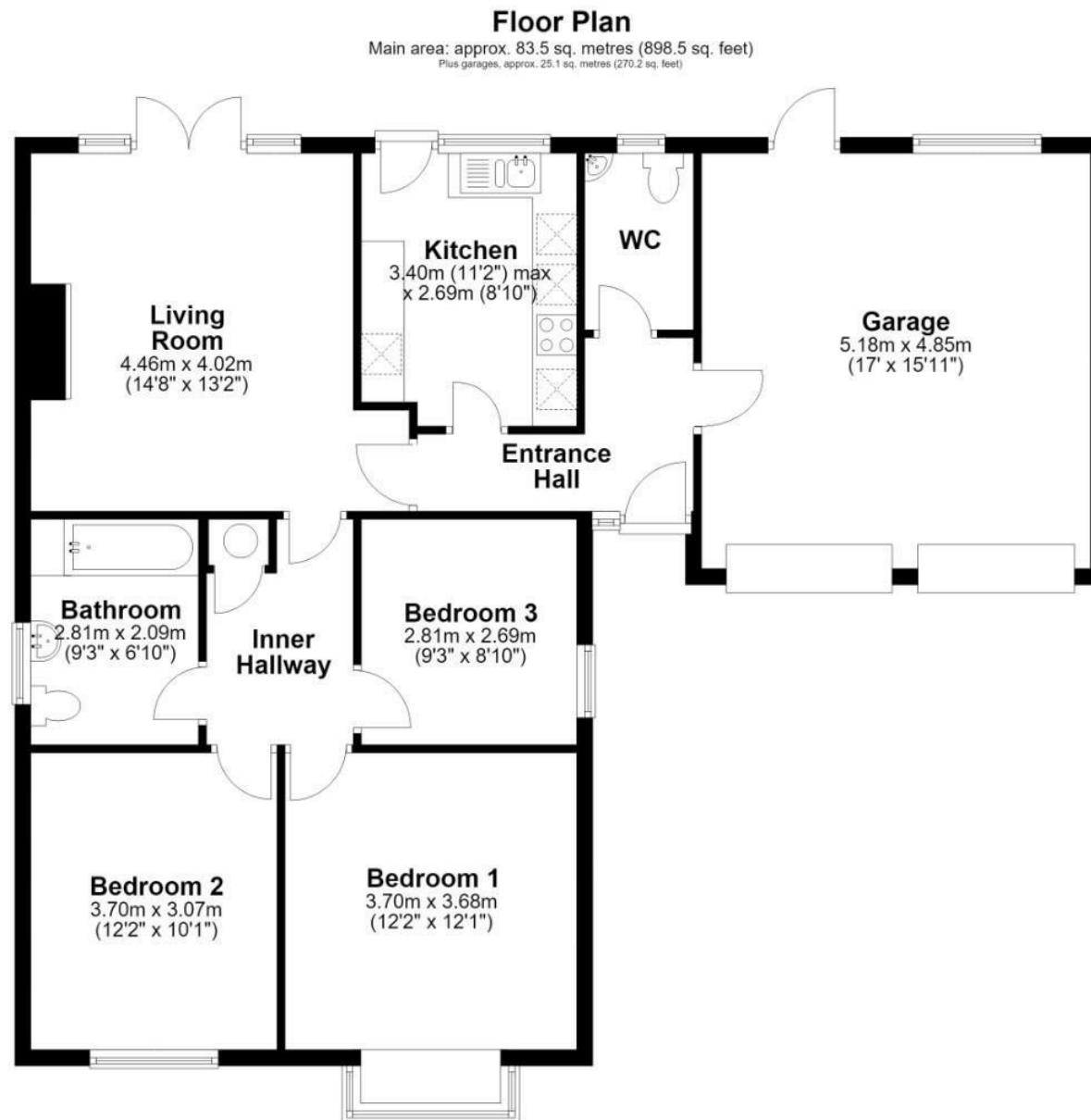
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Main area: Approx. 83.5 sq. metres (898.5 sq. feet)
Plus garages, approx. 25.1 sq. metres (270.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

