



3 Turpyn Court
Cambridge, CB4 2RN

Guide price £365,000



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- 20ft kitchen/family room
- Garage and parking
- EPC rating C

An extended three-bedroom family house offering 1000 sq. ft. of easy-to-run accommodation, with a large open-plan kitchen/family room, a garage and parking, located in a convenient location.

There is a living room at the front of the house, the kitchen/family room has a full-width extension and a vaulted ceiling with Velux roof lights, and double doors to the garden. The kitchen area is well appointed with extensive base and eye-level cupboards and an oven, hob, and extractor, as well as spaces for appliances. There is a spacious hallway, a cloakroom, and a WC.

Upstairs, there are three bedrooms. Two are doubles and have built-in storage, the third room is a good-sized single room. The bathroom has a shower over the bath and a WC. A large storage cupboard on the landing houses the gas boiler.

The house has double glazing and gas central heating.

There is a small front garden, the





rear garden is paved for ease of maintenance, enclosed by fencing, and there is an outside tap and socket. A rear gate leads out to the driveway, parking, and the garage.

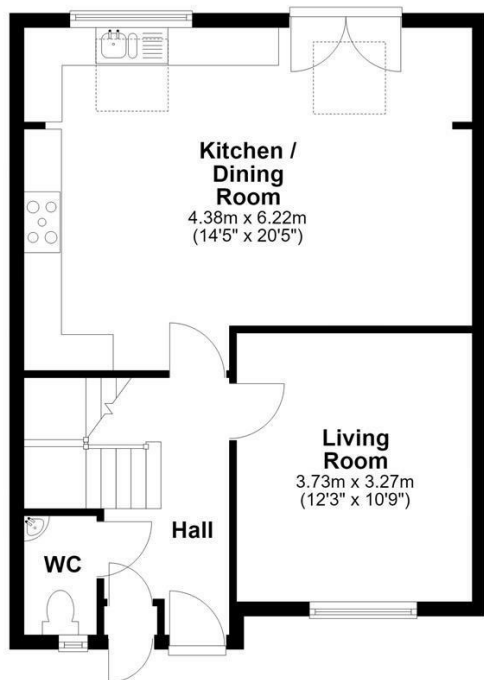
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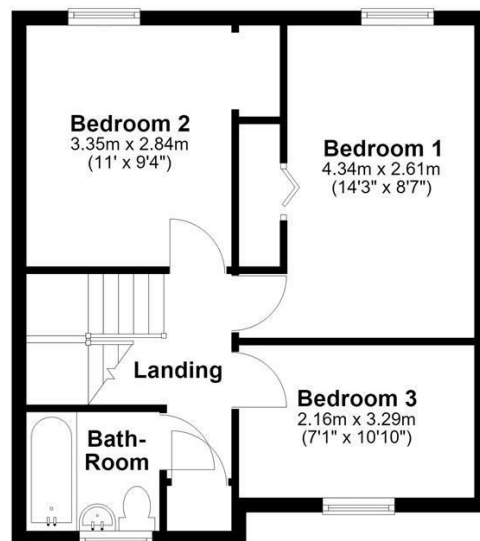
Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)

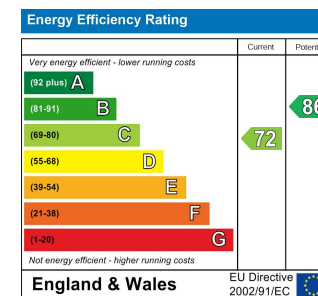


Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

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: C

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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