



**Mowbray Road, Cambridge, CB1 7SP**

## **welcome to Mowbray Road, Cambridge**

A smart one-bedroom house with open plan living and parking space in the favoured south side of the city close to Addenbrookes hospital and offered with no upward chain.

### **Accommodation -**

#### **Open Plan Kitchen/Living Room**

The front door leads straight into the open plan kitchen/living/diner with French doors out to the garden. There is under floor heating. T.V point. A range of top and base units with work tops over. Stainless steel sink unit in front of double-glazed window to front aspect. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Inset spot lighting. Stairs leading to the first floor. Door to:-

#### **Cloakroom**

Comprising of a low-level W.C. Vanity wash hand basin. Extractor fan.

### **First Floor**

Leading straight into: -

#### **Double Bedroom**

Double glazed dormer window to front aspect. Radiator. Part vaulted ceiling. Airing cupboard.

#### **En-Suite Bathroom**

Comprising of a panelled bath with shower over. Close coupled W.C. Vanity wash hand basin. Opaque window to rear aspect. Heated towel rail.

### **Outside**

There is off road parking for one vehicle to the front. There is an enclosed paved patio garden.

GROUND FLOOR  
262 sq.ft. (24.4 sq.m.) approx.

1ST FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.  
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## welcome to Mowbray Road,

- Semi Detached House
- Open Plan Kitchen/Living/Diner
- Cloakroom
- Double Bedroom
- En-Suite Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £325,000



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Property Ref:  
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