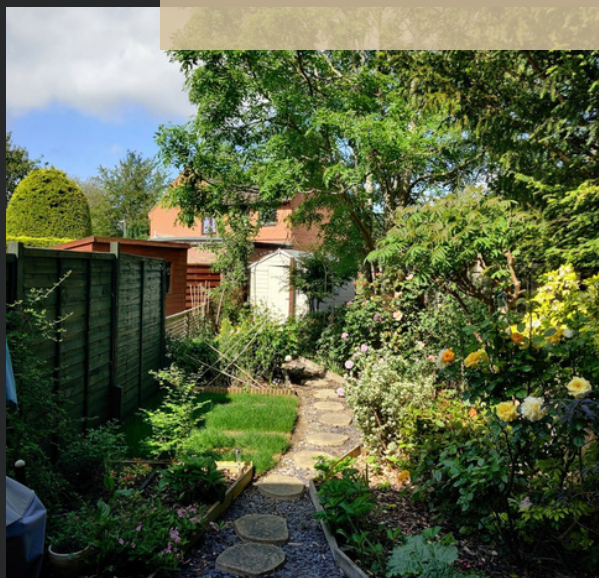




NEW LISTING

MANDRILL CLOSE, CAMBRIDGE



Guide Price: £330,000

We are pleased to offer this attractive two-bedroom, mid terrace house situated in a popular location in Cherry Hinton.

Features

- ✓ Well-Presented
- ✓ Enclosed Rear Garden
- ✓ Cloakroom
- ✓ FTB Opportunity
- ✓ Allocated Parking

**ANTONY DAVIS
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Cambridge, CB21 5DH













EXCLUSIVE LISTING

Attractive Two Bedroom Mid Terrace House

We are pleased to offer this attractive two-bedroom, mid terrace house situated in a popular location in Cherry Hinton. This will make a great starter home, or ideal for someone looking to downsize.

This property benefits from having a fitted kitchen, private enclosed south westerly rear garden, a ground floor WC, and has 2 allocated parking spaces.

Ground Floor

Entrance Hall: Entrance door leading to hallway with door to WC and opening to Kitchen, radiator, doors to:

Kitchen: 7'10" x 6'3" (2.40m x 1.90m) UPVC double glazed window to front aspect, a range of base and wall units, integrated storage solutions, laminated work tops, sink and draining unit, integrated oven, induction hob with extractor fan, plumbing for washing machine and dishwasher, space for undercounter fridge with wall mounted gas combi boiler.

Living/Dining Room: 17'5" x 12'10" (5.30m x 3.90m) UPVC double glazed sliding doors to patio area and rear garden, staircase to first floor accommodation, double radiator and television point.

Cloakroom: UPVC double glazed window to front aspect, wash hand basin, low level WC and single radiator.

First Floor

Landing: Built in airing cupboard and access to boarded loft.

Bedroom One: 11'2" x 9'6" (3.40m x 2.90m) UPVC double glazed window to rear aspect, built in storage cupboard and single radiator.

Bedroom Two: 11'6" x 6'7" (3.50m x 2.00m) UPVC double glazed window to front aspect and single radiator.

Bathroom: UPVC double glazed window to front aspect, panelled bath with shower over, wash hand basin, low level WC and single radiator

Outside:

Front Garden

Selection of shrubs, with gravelled area.

Rear Garden

Landscaped enclosed rear garden, with terraced area, mature planting, pathway leading through to the back, where there is a garden shed and gated access that leads to the rear of the property and a close walk to the convenience store.

Parking

Allocated parking space for two vehicles

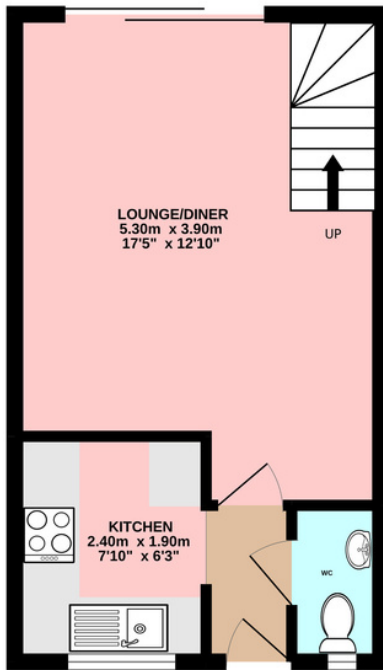
Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

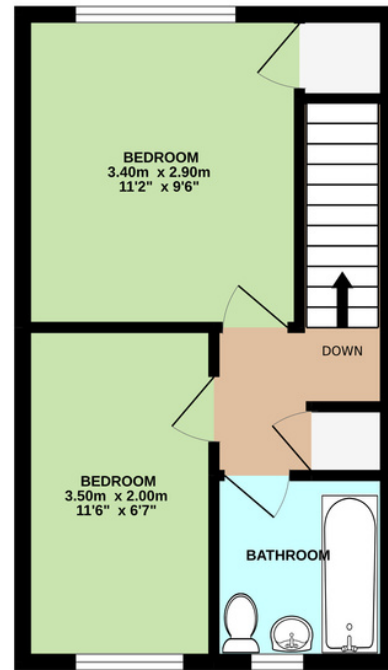
The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute. It is also in easy cycling distance from the Addenbrookes Biomedical Campus.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
26.9 sq.m. (290 sq.ft.) approx.



1ST FLOOR
26.9 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA: 53.8 sq.m. (579 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: C
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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