



EGERTON CLOSE, CAMBRIDGE



Guide Price: £750,000

We are pleased to offer this well-presented and ideally located 7 Bedroom Semi-Detached Family Home in East Cambridge. The property also benefits from Solar Panels and ample Off-Street Parking. EPC Rating B.

Features

- ✓ Double Bedrooms
- ✓ Off-Street Parking
- ✓ Generous Mature Rear Garden
- ✓ Four Ensuites
- ✓ HMO Potential
- ✓ Investment Opportunity



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We are delighted to offer this 7-bedroom property with 4 En-suites within easy reach to the City Centre. The property is being offered chain free and has potential for a HMO. The property also benefits from Solar Panels and ample Off-Street Parking. EPC Rating B.

The original footprint has been vastly extended to create 4 further bedrooms, all with en-suite bathrooms. This property also benefits from having a large back garden and is positioned at the end of a cul-de-sac.

Ground Floor

As you enter the property into the hallway, stairs are on the right, with doors leading to lounge on the right, bedroom 1 on the right and further at the end of the hallway door leading to the kitchen.

Lounge: 13'5 x 13'5 (4.10m x 4.10m) original lounge with window to front aspect, radiator and laminated flooring with door leading to the kitchen.

Kitchen/Diner: 19'8 x 12'6 (6m x 3.8m) spacious kitchen with dining area, 2 windows to rear aspect, range of wall and base units, breakfast bar area, stainless steel sink with mixer tap, room for free standing appliances, door leading to rear hallway that then leads to further ground floor bedroom. Hallway leading to rear garden with UPVC back door.

Bedroom: 14'9 x 11'10 (4.5m x 3.6m) Window to rear aspect, radiator, door leading to en-suite shower room with WC and wash basin.

Bedroom: 10'6 x 10'6 (3.2m x 3.2m) Window to front aspect, radiator, door leading to en-suite shower room WC and wash basin.

First Floor with landing space and airing cupboard.

Bedroom: 12'4 x 11'12 (3.75m x 3.4m) Window to front aspect, radiator, built in cupboard.

Bedroom: 12'6 x 9'6 (3.8m x 2.9m) Window to rear aspect, radiator, built in cupboard.

Family Bathroom: Comprising, bathtub with shower over, WC and wash basin, window to rear aspect.

Bedroom: 9'6 x 8'6 (2.9m x 2.6M) Window to front aspect, radiator.

Bedroom: 11'2 x 11'2 (3.4m x 3.4m) Window to front aspect, radiator, door leading to en-suite shower room with WC and wash basin.

Bedroom: 12'6 x 11'6 (3.8m x 3.5m) Window to rear aspect, radiator, door leading to en-suite shower room with WC and wash basin.

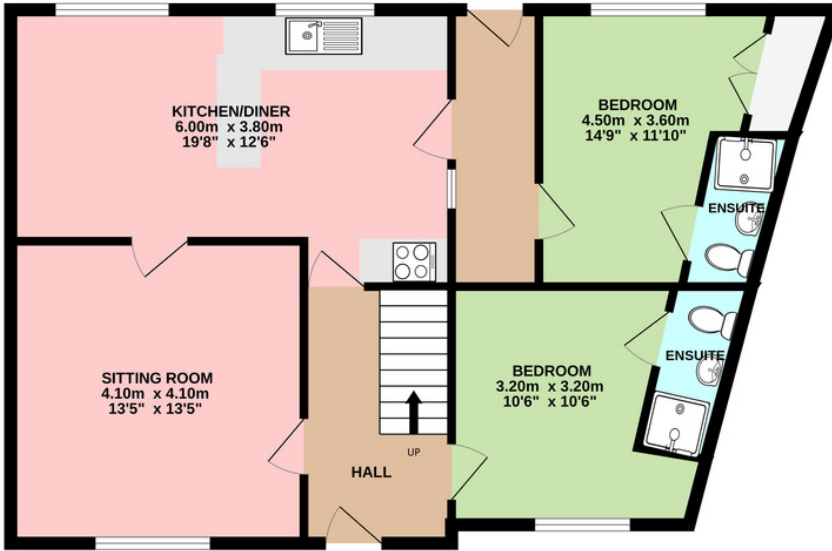
Outside

To the front the property is largely gravel parking for several vehicles. Some planting. Access through a side gate takes you through to the rear garden.

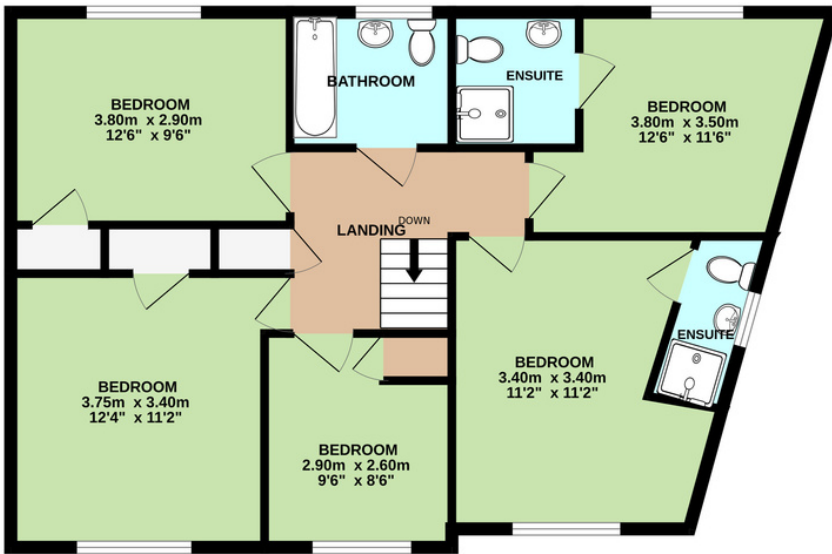
Rear garden has lots of mature planting, vegetable plots, large lawn area, large garden workshop, facing south.

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
74.8 sq.m. (805 sq.ft.) approx.



1ST FLOOR
74.8 sq.m. (805 sq.ft.) approx.



TOTAL FLOOR AREA : 149.6 sq.m. (1610 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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	
WWW.EPC4U.COM		

TENURE: FREEHOLD
EPC BAND: B
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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