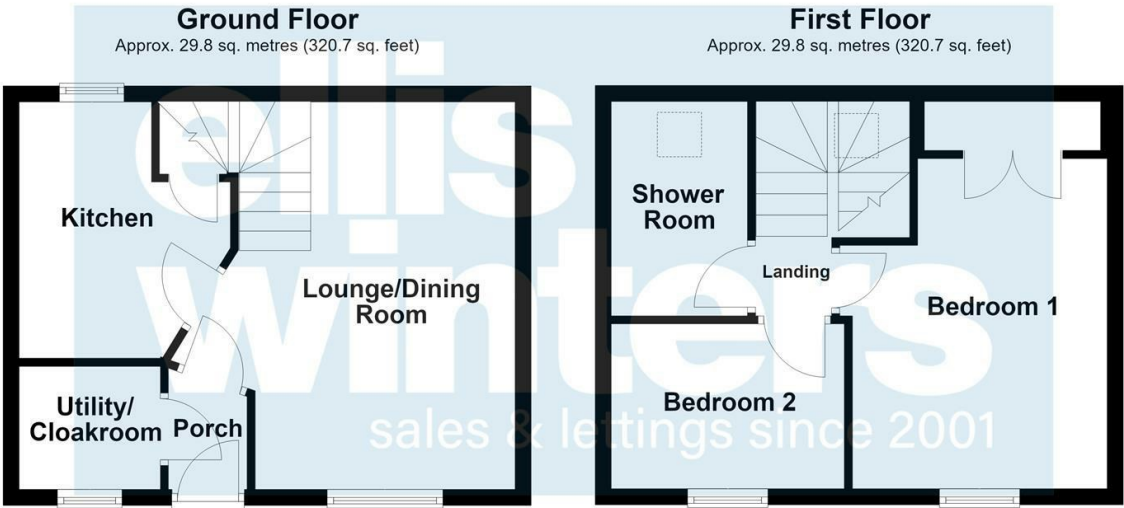




Total area: approx. 59.6 sq. metres (641.5 sq. feet)

- Ground Floor
- Porch
- Utility/ Cloakroom
1.76m (5'9") x 1.53m (5')
- Kitchen
3.20m (10'6") x 2.63m (8'7")
- Lounge/Dining Room
4.83m (15'10") x 3.44m (11'4")
- First Floor
- Landing
- Bedroom 1
4.83m (15'10") x 3.33m (10'11")
- Bedroom 2
2.90m (9'6") x 2.05m (6'9")
- Shower Room
- Further Information
- Tenure: Freehold
- Estate Management Fee: £415 approx. PA
- EPC Rating: C
- Council Tax Band: B
- Potential Rental Income: £1,000pcm

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary

details and payment.
The cost is £66.67+ VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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PROPERTY SUMMARY

A very well-presented, Mid-Terrace, town centre property. This superb home is walking distances from the Guided Busway to Cambridge, a wealth of amenities, and scenic riverside walks. The property features a lounge/dining room, a modern kitchen with some integrated appliances, a utility/cloakroom, two well-proportioned bedrooms, and a shower room. Offered with no onward chain this property would make a good first-time buy or investment property, and a viewing comes highly recommended.

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