

**12 Arber Close, Cambridge  
Cambridgeshire CB25 9DR**

**£384,000**

**MA**  
Morris Armitage  
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**\*\*NO CHAIN\*\*** Morris Armitage are delighted to offer for sale this semi-detached family in need of some modernization, centrally home located within moments of Bottisham Village College to the very heart of this thriving and well served village. Easily accessible to Cambridge, Arm, cycle routes, Cambridge North Railway Station, A14/M11 and Newmarket.

Accommodation in brief comprises entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and a family bathroom. Complete with double glazing and gas fired central heating throughout.

Externally the property boasts a fully enclosed mature rear garden, useful workshop and summerhouse. Garage with driveway parking.

Offered for sale with no onward chain. To view, please contact and ask for a member of the sales team. Due to popularity a viewing window will be arranged.



## Accommodation Details

### Entrance Hall

Door to dining room, door to WC and staircase rising to the first floor.

### Lounge

17'10" x 8'9" (5.44m x 2.67m)

Gas fireplace, radiator, Hitachi Split Type Air Conditioner Unit, radiator, windows and door to the conservatory.

### Dining Room

10'9" x 8'9" (3.30m x 2.68m)

Window to front aspect radiator and double doors to the living room.

### Conservatory

17'6" x 7'9" (5.34m x 2.37m)

Of part brick/part wooden construction with a polycarbonate roof, windows and doors to the garden.

### Kitchen

9'8" x 6'5" (2.97m x 1.97m)

Fitted with a matching range of eye and base level storage units with worktop surface over, inset 4 ring electric hob with double oven beneath and filter extractor hood above, tiling to splashback areas, inset stainless steel sink and drainer, door to side aspect and space for a fridge. Space and plumbing for washing machine.

### Landing

Loft hatch and doors to the bedrooms and the bathroom. The loft is fully insulated and boarded with electric sockets and light.

### Bedroom 1

14'5" x 9'3" (4.4 x 2.83)

Window to rear aspect, radiator and two built-in wardrobes.

### Bedroom 2

9'3" x 9'1" (2.83 x 2.78)

Window to front aspect, radiator and a built-in wardrobe.

### Bedroom 3

3.39 x 2.55

Window to rear aspect, built-in wardrobe, airing cupboard and a radiator.

### Bathroom

Suite comprising panel sided walk-in bath, pedestal wash hand basin, low level WC, tiling to splashback areas, obscured window to side aspect and a heated towel rail.

### Garden

Mainly laid to lawn with established trees plants, summerhouse, shrubs, borders and beds. Side gate access to the front of the house. To the front of the property is lawn, borders and beds, side gate leading to the rear garden and workshop, patio pathway and access to the garage.

### Driveway, Garage & Workshop

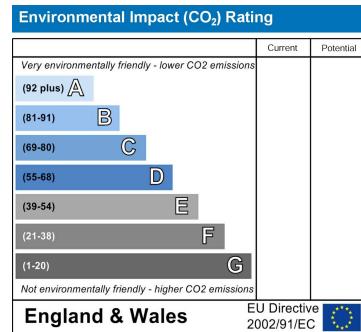
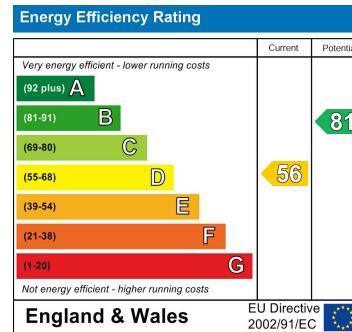
Garage - Complete with power and light and up and over style door.

Workshop - A useful storage space with power and light and door to the rear garden.

Hardstanding driveway to front with space for one vehicle.

### Agent's Notes

The solar panels are operational and contribute to the electricity of the house. They are on a no feed-in tariff.



GROUND FLOOR 1ST FLOOR



TOTAL FLOOR AREA : 1023sq ft. (95.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements do not include any areas for stairs, cupboards, recesses, built-in wardrobes or any other areas which are not intended to be habitable. The floorplan is intended for guidance only and is not a contractual document. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate and no responsibility is accepted for any inaccuracies.

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

