

**14 Impala Drive, Cambridge
Cambridgeshire CB1 9XL
Guide Price £385,000**

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk



****No Onward Chain**** Morris Armitage are delighted to offer for sale this cleverly extended semi-detached family home in the heart of Cherry Hinton. Moments from Tesco Superstore, a regular public transport service to Addenbrookes Hospital and the City Centre and walking distance to schools, health centre and a range of local shops and amenities. Easily accessible to Arm, Fulbourn Hospital and the A11/A14.

Accommodation in brief comprises entrance hall, open plan lounge/dining room, extended kitchen, small office room, downstairs family room, to the first floor there are two bedrooms and a family bathroom. Complete with gas fired central heating throughout.

Externally the property benefits from a fully enclosed rear garden and driveway parking to the front of the property

Offered for sale with with no onward chain, viewing is strongly recommended. To view, please call and ask for Paul Houghton. A viewing window will be installed due to popularity.



Accommodation Details

Entrance Hallway

Door to lounge/dining room, radiator and staircase rising to first floor.

Lounge / Dining Room

22'5" x 9'3" (6.85m x 2.84m)

French doors to rear aspect, window to front aspect, radiator, door to hall.

Hallway

Doors leading to under stair storage cupboard, study and open plan into kitchen.

Kitchen

16'5" x 7'11" (5.02m x 2.42m)

Fitted with a range of eye and base level storage units with work top surfaces over, inset sink and drainer with mixer tap over, 5 ring gas hob with stainless steel extractor hood. Integrated electric fan assisted oven and fridge/freezer, plumbing for dishwasher and plumbing for washing machine. Window and door to rear aspect, tiling to floor and splashback areas.

Family Room

3.71m x 2.96m

Window to front aspect, storage cupboard and radiator.

Landing

Doors to bedrooms, bathroom and storage cupboard.

Bedroom 1

12'11" (max) x 9'1" (3.95m (max) x 2.78m)

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

Bedroom 2

8'10" x 6'4" (2.70m x 1.94m)

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

Family Bathroom

Three piece bathroom suite comprising panel sided bath with shower over, pedestal wash hand basin, low level w/c, tiling to splashback areas and an obscured window to rear aspect.

External Areas

Front Garden

A driveway partly block paved and concrete driveway parking with space for three vehicles.

Rear Garden

Patio seating area providing space for tables and chairs, the remainder is mainly laid to lawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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. 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.

