



4 Banff Close, Cambridge, CB4 2XG

Offers in excess of £310,000

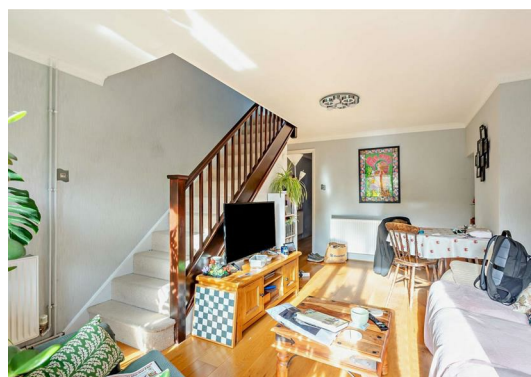
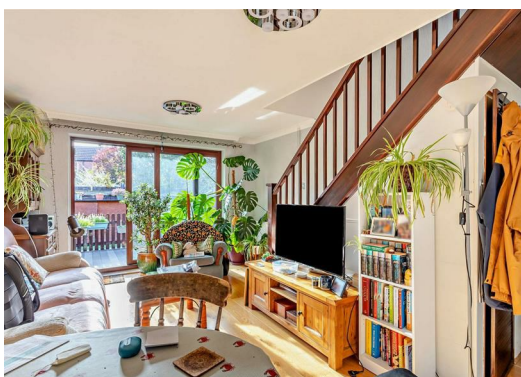
Good Move are delighted to present this two-bedroom semi-detached property to the market.

The ground floor features a bright contemporary kitchen. To the rear, the spacious living/dining room provides a comfortable space for relaxing and entertaining, with patio doors leading to the rear garden.

Upstairs are two well-proportioned bedrooms. The principal bedroom benefits from skylights, sloped ceilings and built-in storage, while the second bedroom is currently used as a home office. A family bathroom completes the first floor.

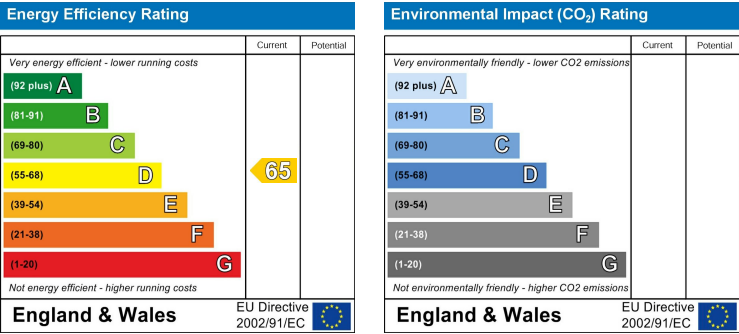
Externally, the property has a front garden with driveway parking, along with a lean-to shed and separate rear shed. These areas offer useful storage and potential for future improvement or extension, subject to the necessary permissions.

Located just off King Hedges Road, the property offers excellent access to the A14 and M11. Cambridge North Station is around a 10-minute cycle away, with local bus routes providing easy access to the city centre. The Cambridge Science Park is also within easy reach.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk