



The Sycamores, Milton, CB24 6XJ

**CHEFFINS**



## The Sycamores

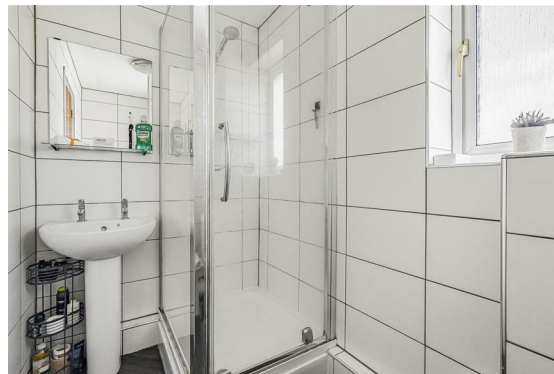
Milton,  
CB24 6XJ

A beautifully presented two bedroom end terrace cluster property extending to approximately 568sqft and arranged over two floors. The property further benefits from a generous garden and allocated parking and is situated in a sought-after residential location in Milton close to local amenities, schools and transport links including the A14 and Cambridge North station.

2 1 1

**Guide Price £300,000**





## UPVC DOUBLE GLAZED FRONT DOOR

leading into:

## ENTRANCE HALL

with tiled wood effect flooring, downlighter, fuse box and storage cupboard, additional storage cupboard with space and power.

## KITCHEN

continuation of the tiled wood effect flooring, upvc double glazed window overlooking the front of the property, downlighter, variety of floor and wall mounted units with laminate worktop, sink and drainer with mixer tap, space and plumbing for washing machine, integrated Neff oven and 4 ring gas hob with extractor fan, integrated Neff fridge and freezer, breakfast bar, part tiled walls, integrated Neff dishwasher.

## SITTING ROOM

continuation of tiled wood effect flooring, radiator, downlighter, upvc double glazed bay window overlooking front of the property, electric heating and lighting effect fire, stairs rising to first floor.

## ON THE FIRST FLOOR

## LANDING

carpeted, access to various rooms.

## PRINCIPAL BEDROOM

carpeted, downlighter, upvc double glazed window overlooking front of the property, loft access, radiator.

## BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, downlighter, radiator.

## BATHROOM

with tiled walls, walk-in shower cubicle, low level w.c., heated towel rail, wash hand basin, upvc double glazed frosted window overlooking front, downlighter, laminate wood effect flooring.

## OUTSIDE

The property is approached via pathway leading to front door and front garden is predominantly laid to lawn enclosed with rose bushes and various other bushes and shrubs. Outside storage cupboard, bin storage. Parking space is the fourth one to the left in a communal space. There is also additional visitor parking in the spots prior, namely, one, two and three.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £300,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire

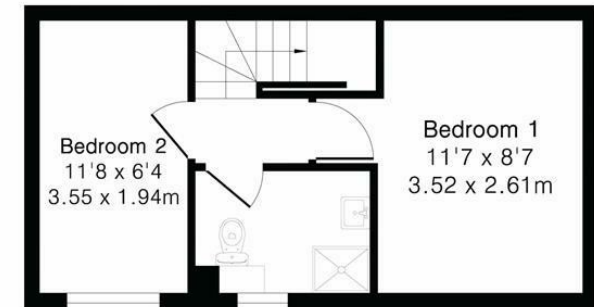
**Approximate Gross Internal Area 568 sq ft - 52 sq m**

Ground Floor Area 294 sq ft – 27 sq m

First Floor Area 274 sq ft – 25 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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