



Old School Lane, Milton, CB24 6BS

CHEFFINS

Old School Lane

Milton,
CB24 6BS

An established and well-proportioned three bedroom semi-detached house, arranged over two floors with the added benefit of generous driveway/off-road parking and garage to side. The property also has potential for expansion/extension to the side. Well-enclosed rear garden with 2 raised vegetable beds and garden storage shed.

3 1 2

Guide Price £450,000





LOCATION

The property occupies a particularly pleasant position within a popular and well-regarded residential development situated within the thriving large village of Milton which provides an excellent range of local amenities and is conveniently located just 2 miles north of the city and within easy reach of major routes. The property is within a one minute walk of access to Milton Country Park, a 95 acre park of varied natural habitat offering many recreational activities for the outdoor enthusiast and families.



The property is approached via brick paved driveway offering off-road parking for multiple vehicles. The front garden is predominantly gravel and partly enclosed to one side via timber fencing. The brick paved pathway and upvc front entrance door and double glazed and into:

ENTRANCE HALL

carpeted, downlighter, radiator and offers access into various rooms and stairs to first floor.

SITTING/DINING ROOM

carpeted, upvc double glazed windows overlooking front of the property, two radiators, downlighter and full wall lighting with upvc double glazed door into:

CONSERVATORY

with vinyl flooring, upvc double glazed doors out onto garden.

KITCHEN

with vinyl flooring, range of floor and wall mounted units with laminate worktop, integrated Bosch oven, 5 ring Bosch gas hob with extractor fan, stainless steel splashback, one and a

half bowl stainless steel sink and drainer, part tiled walls, upvc double glazed window overlooking rear garden, downlighters, Utility area space and plumbing for washing machine, space for fridge and freezer, door out onto rear garden. Pantry storage cupboard.

CLOAKROOM

with vinyl flooring, low level w.c., wash hand basin with mixer tap, part tiled walls, downlighter.

GARAGE

fully insulated garage converted for house storage/ gym/games room, radiator, wood flooring.

ON THE FIRST FLOOR

LANDING

carpeted, storage cupboard which houses the boiler and access into various rooms. With access to loft space, with lighting and drop-down ladder.

PRINCIPAL BEDROOM

carpeted, downlight, upvc double glazed window overlooking rear garden, radiator, extensive shelving,

built-in wardrobe with hanging rail and shelving.

BEDROOM 2

carpeted, downlight, upvc double glazed window overlooking front of the property, radiator, built-in wardrobe with hanging rail and shelving.

BEDROOM 3

carpeted, downlight, built-in storage cupboard with hanging rail and shelving, upvc double glazed window overlooking front of the property, radiator.

BATHROOM

with tiled walls, vinyl flooring, spotlighting, upvc frosted window to the rear and three piece suite comprising of bath with shower over, wash hand basin and low level w.c., radiator, extractor fan.

OUTSIDE

Rear garden with side access is predominantly laid to lawn and enclosed via wall to one side and timber fencing for remainder. There are two raised vegetable beds, large timber storage shed with power and a paved terrace area.





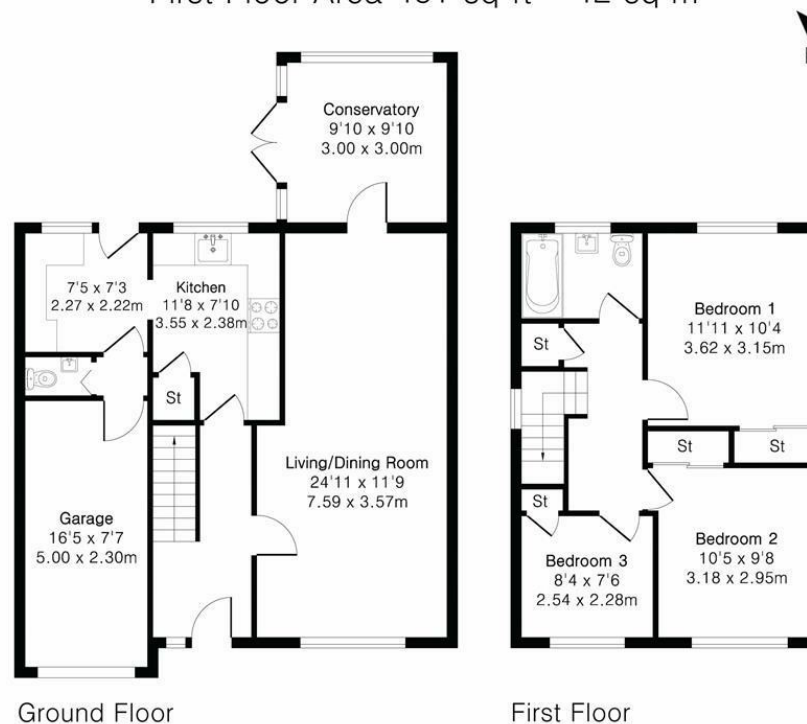
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1215 sq ft - 113 sq m

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 451 sq ft – 42 sq m



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>.

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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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