

Silverwood Close, Cambridge, CB1 3HA

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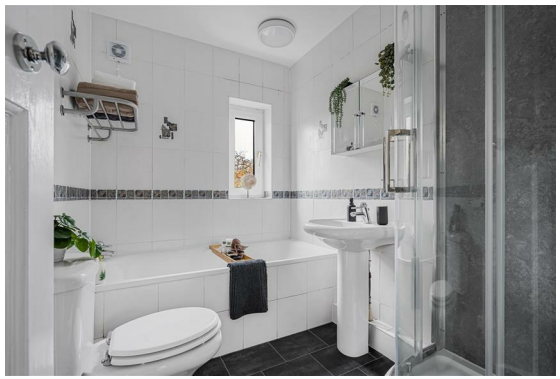
Guide Price £500,000

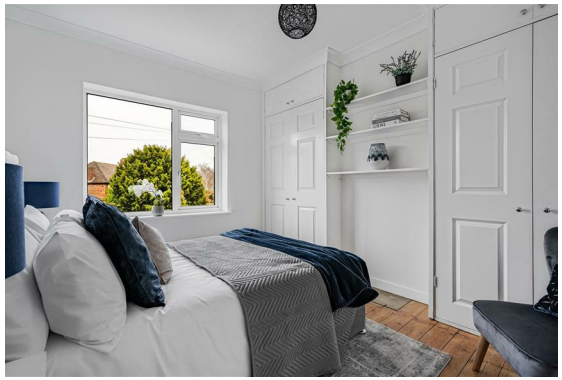
A beautifully presented three bedroom end of terrace property extending to approximately 1033sqft and arranged over two floors. The property further benefits from off-road parking and courtyard garden and is conveniently located close to local amenities and transport links.











LOCATION

Silverwood Close enjoys a convenient and well-connected position on the eastern side of Cambridge, offering easy access to the city centre, Cambridge Railway Station and Addenbrooke's Hospital/Biomedical Campus. The area is well served by local shops, supermarkets, schools and leisure facilities, while nearby Coldham's Common provides attractive open green space for walking and recreation. Excellent road links via the A14 and M11, together with regular public transport services, make this a particularly appealing location for commuters and families seeking both convenience and accessibility.

FRONT DOOR
leading into:

ENTRANCE HALL
with inset doormat, radiator, downlight, cupboard housing electricity meter, fuse box, wood effect Karndean flooring, stairs to first floor, glass panelled door leading into:

SITTING ROOM
with wood effect Karndean flooring, bay style upvc double glazed window overlooking front of the property, window seat with useful storage beneath, further corner storage cupboard, gas fire, wall lights, two radiators, glass panel doors leading into:

KITCHEN/BREAKFAST ROOM
with wood effect Karndean flooring, radiator, upvc double glazed windows overlooking the side of the property, upvc double glazed window overlooking rear, upvc double glazed French doors leading out onto the rear garden, LED spotlights, range of floor and wall units with laminate worktop, integrated appliances include 4 ring gas hob, extractor fan, oven and grill, stainless steel sink and drainer, integrated microwave, plumbing for dishwasher, space for fridge/freezer, part tiled walls, upvc double glazed windows allowing light into the kitchen, door into:

DOWNSTAIRS W C
with tiled flooring, low level w.c., wash hand basin with storage cupboard beneath, LED spotlights, extractor fan, door into:

UTILITY ROOM
with space and plumbing for washing machine, tiled flooring, downlight, understairs storage.

ON THE FIRST FLOOR

LANDING
with access into loft space, downlight, access into various room including:

BATHROOM
with laminate tile effect flooring, 4 piece suite comprising of bath, walk-in shower, low level w.c., wash hand basin, tiled walls, radiator, extractor fan, upvc double glazed window overlooking rear of the property, downlights.

PRINCIPAL BEDROOM
with exposed timber floorboards, upvc double glazed window overlooking rear of the property, lights, built-in wardrobes with hanging rail and shelving, additional overhead storage.

BEDROOM 2
with exposed timber floorboards, upvc double glazed window overlooking the front of the property, radiator, downlight, built-in wardrobes with hanging rail and shelving, additional overhead storage and shelving unit.

BEDROOM 3
with exposed timber floorboards, upvc double glazed window overlooking the front of the property, radiator, downlight, airing cupboard.

OUTSIDE
The property is approached via gravelled driveway offering off-road parking, steps up leading to block paved pathway leading to front door.

Rear garden is block paved offering a low maintenance garden perfect for outside seating and al fresco dining, brick built raised beds containing a variety of shrubs. Rear garden is fully enclosed via timber fencing and timber gate leading out to the side of the property, timber storage shed. Outside light, water tap and security light.



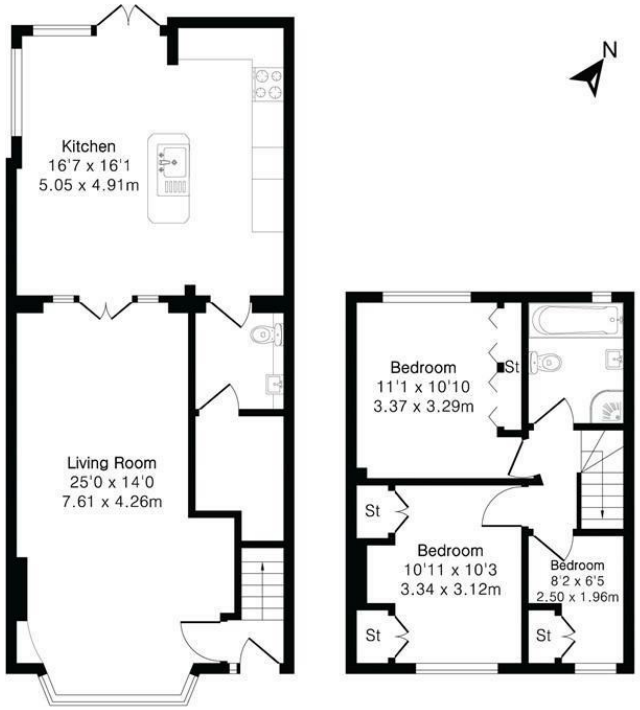


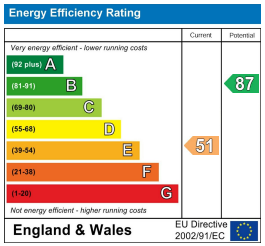






Approximate Gross Internal Area 1033 sq ft - 96 sq m
Ground Floor Area 662 sq ft – 62 sq m
First Floor Area 371 sq ft – 34 sq m





Guide Price £500,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

PINKPLAN

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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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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