



Leah Manning Close, Cambridge, CB1 3FR

**CHEFFINS**

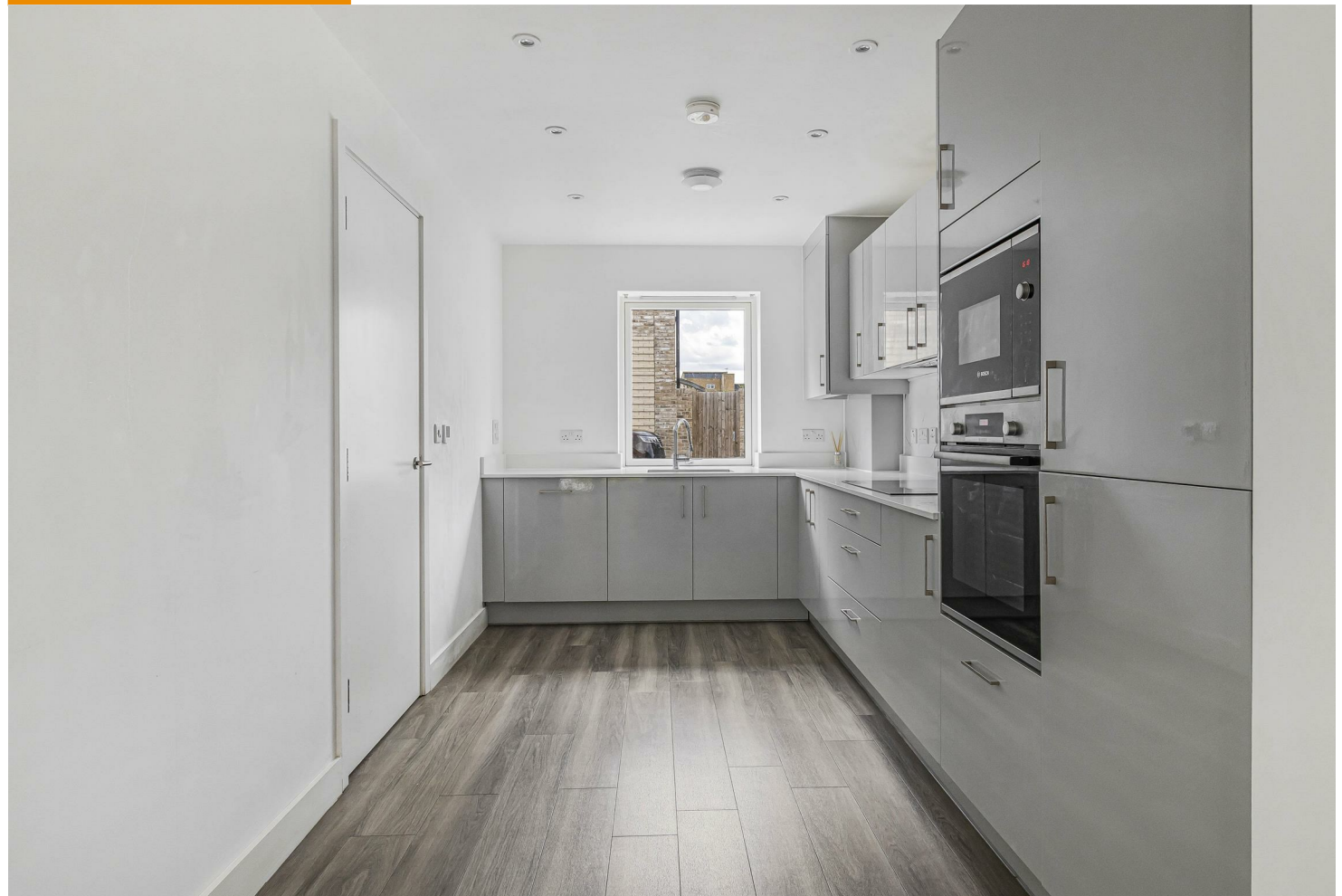
## Leah Manning Close

Cambridge,  
CB1 3FR

A rather stylish, well presented and well proportioned three bedroom, semi-detached house, arranged over two floors. The property is located in a quiet cul-de-sac and offers convenient access to local amenities including Cambridge station, a variety of shops and schools.

3 2 1

**Guide Price £670,000**





The property is approached via brick paved pathway to include one off-road parking space, EV charging point, selection of borders containing various shrubs and upvc front door leading into:

## ENTRANCE HALL

with downlighter, engineered wood flooring, access into various rooms and storage cupboard.

## KITCHEN

with engineered wood flooring, LED spotlights, range of floor and wall units, granite worktop, Zanussi dishwasher, one and a half stainless steel sink with mixer tap, 4 ring Bosch induction hob with AEG extractor fan, integrated Bosch microwave and integrated Bosch oven, part tiled wall and upvc double glazed window overlooking front of the property, integrated fridge and freezer.

## SITTING ROOM

with engineered wood flooring, LED downlighters, upvc windows overlooking rear garden, upvc double glazed door offering access into rear garden, underfloor heating throughout downstairs.

## CLOAKROOM

with engineered wood flooring, low level w.c., wash hand basin with mixer tap. LED spotlights.

## ON THE FIRST FLOOR

## LANDING

carpeted, radiator, access to loft space and various rooms.

## PRINCIPAL BEDROOM

with LED downlighters, carpeted, radiator, upvc double glazed window overlooking front of the property, built-in wardrobe with sliding doors, access into:

## ENSUITE

with engineered wood flooring, low level w.c., wash hand basin with mixer tap, walk-in shower cubicle which is tiled, LED spotlights, towel rail, extractor fan.

## BEDROOM 2

carpeted, LED downlighter, upvc window overlooking rear garden, radiator.

## BEDROOM 3

carpeted, upvc double glazed window overlooking rear garden, LED downlighter, radiator.

## FAMILY BATHROOM

with engineered wood floor, three piece suite comprising bath with shower over, tiled, wash hand basin with mixer tap and low level w.c., heated towel rail, extractor fan, LED spotlights.

## OUTSIDE

Rear garden is enclosed with timber fencing, terrace area perfect for al fresco dining, the remainder of the rear garden is predominantly laid to lawn with border with various shrubs, good size timber storage shed, outside tap, outside electricity point, gate offering brick paved side access out to the front of the property,



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 84                      |           |
| (69-80) C                                   |                         |           |
| (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 |           |

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Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge

**Approximate Gross Internal Area 1006 sq ft - 94 sq m**

Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 503 sq ft – 47 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>.

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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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