



Yeoman Drive, Cambridge, CB3 0GY

**CHEFFINS**

## Yeoman Drive

Cambridge,  
CB3 0GY

A beautifully presented two bedroom ground floor apartment extending to approximately 704sqft with the additional benefits of allocated parking and outside terrace. Located just off Huntingdon Road close to local amenities and transport links.

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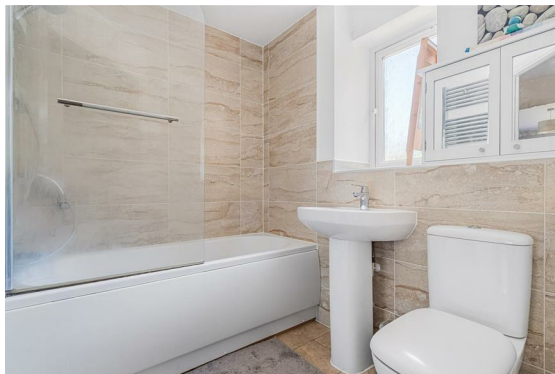
### LOCATION

Yeoman Drive enjoys a highly desirable position within the popular and well-established Eddington district, to the north-west of Cambridge city centre. The area offers an excellent range of everyday amenities including shops, cafés, a supermarket, sports facilities and green open spaces, all within easy walking distance. Cambridge city centre, the University departments and major employment hubs such as the Cambridge Science Park and Cambridge Biomedical Campus are readily accessible by cycle, public transport and road. The nearby M11, A14 and Cambridge North railway station provide convenient links to London, Stansted Airport and the wider region.

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## Guide Price £290,000





## COMMUNAL ENTRANCE HALL

into:

## FRONT ENTRANCE DOOR

with wood effect laminate flooring, two storage cupboards, doormat inset, radiator, and downlight, access into various rooms.

## KITCHEN/LIVING ROOM

Kitchen with wood effect laminate flooring, range of floor and wall units with laminate worktop, stainless steel sink and drainer, upvc double glazed window, cupboard housing boiler, LED spotlights, integrated appliances including oven and 4 ring gas hob, dishwasher, fridge/freezer.

Living Room with wood effect laminate flooring, downlight, upvc double glazed doors leading out to terrace area, radiator.

## PRINCIPAL BEDROOM

with laminate wood effect flooring, radiator, upvc double glazed window overlooking the front of the property, downlight, access into:

## ENSUITE SHOWER ROOM

with three piece suite comprising walk-in tiled shower, wash hand basin, low level w.c., part tiled walls, LED spotlights and extractor fan, heated towel rail, flooring.

## BEDROOM 2

with wood effect laminate flooring, upvc double glazed window overlooking the front of the property, radiator, downlight.

## BATHROOM

with three piece suite comprising of bath with shower over, wash hand basin, low level w.c., tiled flooring, tiled walls, downlight, upvc double glazed frosted windows, extractor fan.

## OUTSIDE

The property is approached via a pathway leading to communal front door. Allocated parking as well as terrace area which is gravelled and enclosed by wall perfect for outside seating and alfresco dining.

## AGENTS NOTE

Tenure - Leasehold

Length of Lease - 134 Years Remaining

Annual Ground Rent - £268

Annual Service Charge - £1,800



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

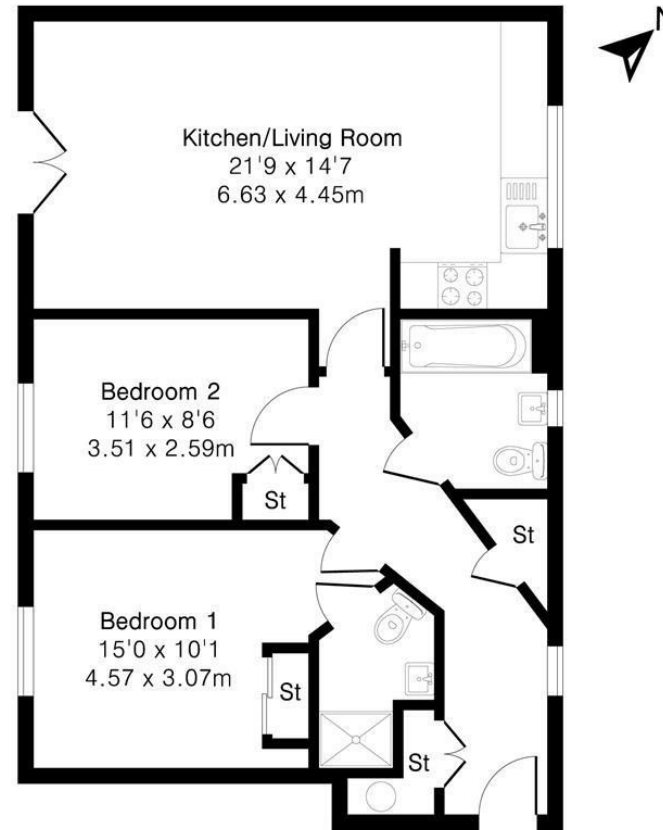
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 704 sq ft - 65 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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