



Glenmere Close, Cambridge, CB1 8EF

CHEFFINS

Glenmere Close

Cambridge,
CB1 8EF

A well presented ground floor maisonette offering fantastic opportunity to both first time and investment buyers. The generous accommodation extends to approximately 658 sq. ft. with direct access to the impressive garden. The property is well connected being only a short distance to the train station and around a minutes walk to the nearest bus station.

- Offered with No Upward Chain
- Garage En-Bloc
- Generous Rear Garden
- Sought After Location
- Well Presented Accommodation

2 1 1



Guide Price £325,000



ENTRANCE HALLWAY

With entrance door, large storage cupboards, doors to:

LOUNGE

With window to the rear aspect, door to the garden.

KITCHEN

With window to the front and side aspect, range of eye and base level units, worktop with inset sink and drainer with mixer tap over, space and plumbing for washing machine, space for fridge freezer, space for oven, part tiled walls, wood effect flooring.

BEDROOM 1

With window to the rear aspect, fitted wardrobe with mirrored sliding door.

BEDROOM 2

With window to the front aspect.

BATHROOM

With window to the side aspect, suite comprising; low level wc, pedestal wash basin, panelled bath, part tiled walls, wood effect flooring.

OUTSIDE

The front of the property has a pathway leading to the entrance door and external storage cupboard.

The fully enclosed rear garden is mostly

laid to lawn with a patio area, feature flower beds, a range of shrubs and trees and gated side access.

AGENTS NOTES

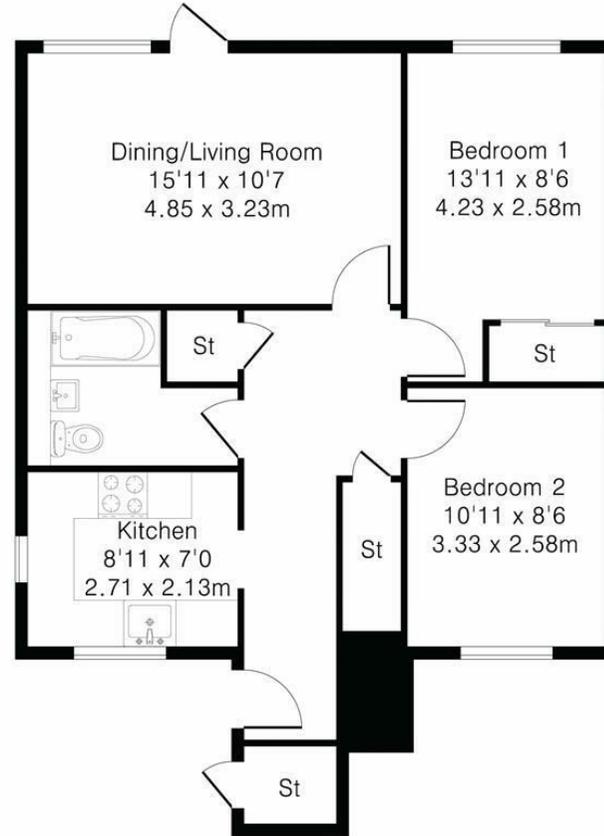
Tenure - Leasehold
Length of Lease - 945 Years Remaining
Annual Ground Rent - £15
Annual Service Charge - £0
Service Charge Review Period - N/A
Council Tax Band - C
Property Type - Ground Floor Maisonette
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 658
Parking - En Bloc Garage

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Gas-Fired Central Heating
Broadband - Ultrafast Available
Mobile Signal/Coverage - Good



Approximate Gross Internal Area 658 sq ft – 61 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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 £325,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.