



Blackthorn Close, Cambridge, CB4 1FZ

CHEFFINS

Blackthorn Close

Cambridge,
CB4 1FZ

A well presented one bedroom property which benefits from off-road parking and private enclosed garden. The property is situated within a popular residential development close to local amenities, Cambridge Science Park and transport links including Cambridge North Station and the A14.

LOCATION

Located within a popular residential development off Milton Road within King's Hedges, the property is positioned conveniently for access to the historic city centre and Cambridge Science Park and Cambridge North mainline railway Station. A range of local amenities can be found nearby.



Guide Price £250,000





ENTRANCE DOOR

to:

SITTING ROOM

with radiator and down light, UPVC double glazed bay window overlooking front garden, storage space under stairs, fuse box and stairs to first floor.

KITCHEN

with a range of floor and wall units, laminate worktop with stainless steel sink and drainer, laminate flooring, part tiled walls, space and plumbing for washing machine, space for oven, extractor fan, space for fridge, UPVC double glazed window overlooking the front of the property, down light and door into further downstairs storage/pantry cupboard.

LANDING

with access into loft space.

BEDROOM

with built in wardrobe with sliding doors and hanging rail, UPVC double glazed window overlooking front of the property, radiator, cupboard housing water tank.

BATHROOM

three piece suite comprising of bath with shower over, low level WC, hand wash basin with storage cupboard below, extractor fan, radiator, UPVC double glazed frosted window overlooking front of the property, laminate flooring, part tiled walls, down light.

OUTSIDE

The property is approached via brick paved driveway and path leading to front door. Outside storage cupboard housing boiler. The front garden is laid to lawn.

The rear garden accessed via gate is fully enclosed by timber fencing, terrace area perfect for al fresco dining, rear garden is predominantly laid with artificial grass.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £250,000

Tenure – Freehold

Council Tax Band – B

Local Authority – Cambridge City Council



CHEFFINS

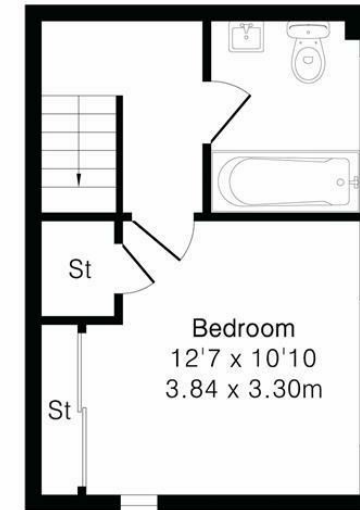
Approximate Gross Internal Area 504 sq ft - 47 sq m

Ground Floor Area 269 sq ft – 25 sq m

First Floor Area 235 sq ft – 22 sq m



Ground Floor



First Floor

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS