



Arran Close, Cambridge, CB1 9JH

**CHEFFINS**

## Arran Close

Cambridge,  
CB1 9JH

A well presented three bedroom end of terrace property extending to approximately 977sqft and arranged over two floors. The property further benefits from a generous rear garden, conservatory and is located close to local amenities and transport links.

### LOCATION

Arran Close is a quiet residential cul-de-sac situated in a highly convenient south-east Cambridge location. The property benefits from excellent access to Cambridge city centre, Addenbrooke's Hospital and the Cambridge Biomedical Campus, making it ideal for professionals and families alike. A range of local amenities, supermarkets, schools and leisure facilities are close by, while nearby Cherry Hinton offers additional shopping and recreational options. The area is well served by regular bus routes and provides easy access to Cambridge railway station, the A14 and M11, ensuring excellent connectivity for commuters.



**Guide Price £400,000**





## UPVC DOUBLE GLAZED FRONT DOOR

leading into:

## ENTRANCE HALL

with laminate tile effect flooring, radiator, understairs storage space, coat hanging hook, downlight, stairs to first floor, access into various rooms.

## UTILITY ROOM

with tiled effect laminate flooring, space and plumbing for washing machine, shelving, upvc double glazed window overlooking front of the property, downlight, gas, electricity meters and fuse box.

## SITTING ROOM

tiled effect laminate flooring, radiator, two downlights, dual aspect upvc double glazed windows overlooking the rear garden as well as the side of the property, upvc double glazed sliding door into:

## CONSERVATORY

with laminate tiled effect flooring, wall lights, upvc double glazed French doors leading out onto the rear garden.

## KITCHEN

with laminate tile effect flooring, a range of floor and wall units with soft close feature, laminate worktop, integrated Lamona oven and 4 ring Karinea electric hob with extractor fan and splashback, space for fridge, integrated Lamona dishwasher, stainless steel sink and drainer with mixer tap, upvc double glazed windows overlooking front of the property, radiator, serving hatch, boiler, spotlights.

## ON THE FIRST FLOOR

### LANDING

carpeted, upvc double glazed window, downlight, storage cupboard over stairs, shelving.

### PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight.

## BEDROOM 2

carpeted, upvc double glazed window overlooking the rear of the property, radiator, downlight.

## BEDROOM 3

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, access into loft space.

## BATHROOM

four piece suite comprising of walk-in shower, bath, wash hand basin, low level w.c., tile effect laminate flooring, part tiled walls, electric towel rail, LED spotlights, extractor fan, upvc double glazed frosted windows overlooking front of the property,

## OUTSIDE

The property is approached via pathway leading to front door. Front garden is predominantly gravelled and partially enclosed via hedging.

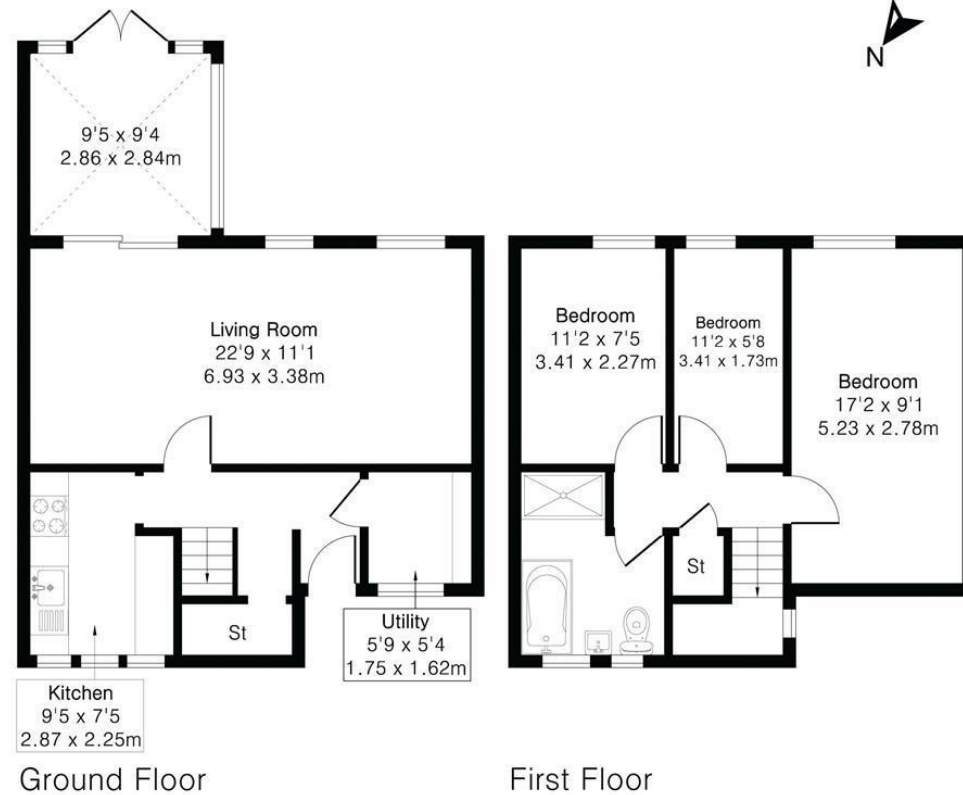
The rear garden is predominantly laid to lawn and fully enclosed via wall and timber fencing, borders containing a variety of shrubs, access gate out to the rear of the property, timber storage shed.



## Approximate Gross Internal Area 977 sq ft - 91 sq m

Ground Floor Area 535 sq ft – 50 sq m

First Floor Area 442 sq ft – 41 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	
(55-68) <b>D</b>	65
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £400,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



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.



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

