



North Lodge Park, Cambridge, CB24 6UB

**CHEFFINS**



## North Lodge Park

Milton, Cambridge,  
CB24 6UB

A well-presented modern mid-terraced home, providing well-proportioned accommodation arranged over two floors. The property forms part of an established and convenient development, ideally positioned for access to a wealth of local amenities, the Cambridge Science and Business Parks, Cambridge North station, and other major commuter links. Offered to the market with no onward chain.

### LOCATION

North Lodge Park in Milton is a desirable location offering a blend of village charm and modern convenience, abundant green space and a play area. The area is well-served by a range of amenities, including local shops, a supermarket, and several pubs and eateries. The nearby Milton Country Park provides excellent outdoor leisure opportunities, with lakes, walking trails, and play areas, ideal for families and nature lovers. North Lodge Park is also conveniently located for access to the Cambridge Science Park, a major employment hub, and is just a short drive or cycle from Cambridge City Centre. Public transport links are strong, with regular bus services to the city, and Cambridge North railway station nearby offers direct trains to London King's Cross and Liverpool Street, making it an excellent choice for commuters. Major road networks, including the A14 and M11, are easily accessible, providing quick connections to surrounding areas and beyond.

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**Guide Price £325,000**





## PANELLED GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE HALL

with wood effect flooring, radiator, stairs rising to first floor accommodation with understairs storage cupboard, panelled doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, radiator, wood effect flooring, double glazed window fitted with privacy glass out onto front aspect.

## KITCHEN

comprising of a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated 4 ring gas hob with stainless steel splashback, extractor hood above, integrated oven below, space for fridge/freezer, space and plumbing for washing machine or dishwasher, cupboard housing gas fired Combi boiler providing water and heating for the property, double glazed window to front aspect.

## OPEN PLAN LIVING/DINING ROOM

with understairs storage cupboard, radiator, double glazed window and set of French doors out onto rear aspect and garden.

## ON THE FIRST FLOOR

## LANDING

with loft access and panelled doors leading into respective rooms.

## BEDROOM 1

with radiator, double glazed window to front aspect with panelled door providing access into:

## ENSUITE SHOWER ROOM

comprising a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed shower door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wood effect flooring,

radiator, wall mounted mirror, shaver point, extractor fan, double glazed window to front aspect.

## BEDROOM 2

with storage cupboard, radiator, double glazed window overlooking garden and further views of the fields to the rear.

## FAMILY BATHROOM

comprising of a three piece suite with panelled bath, hot and cold mixer tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wood effect flooring, heated towel rail, shaver point, extractor fan.

## OUTSIDE

To the front the property is approached off North Lodge Park via a block paved driveway where there is a covered drive leading back round to the allocated and communal parking area. The remainder of the front garden has well stocked bedding and mature shrubs and a small paved step up to the front entrance door with wall mounted light adjacent.

To the rear of the property is a low maintenance garden principally laid to lawn with a paved patio area led directly off the rear part of the property. The patio area then extends to a pathway leading to a timber storage shed. The property also benefits from a side timber access gate leading back round to the front.

## AGENT'S NOTE

There is an annual service charge of £323.24 associated with the property.







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>	79	84
	EU Directive 2002/91/EC	

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Tenure – Freehold

Council Tax Band – C

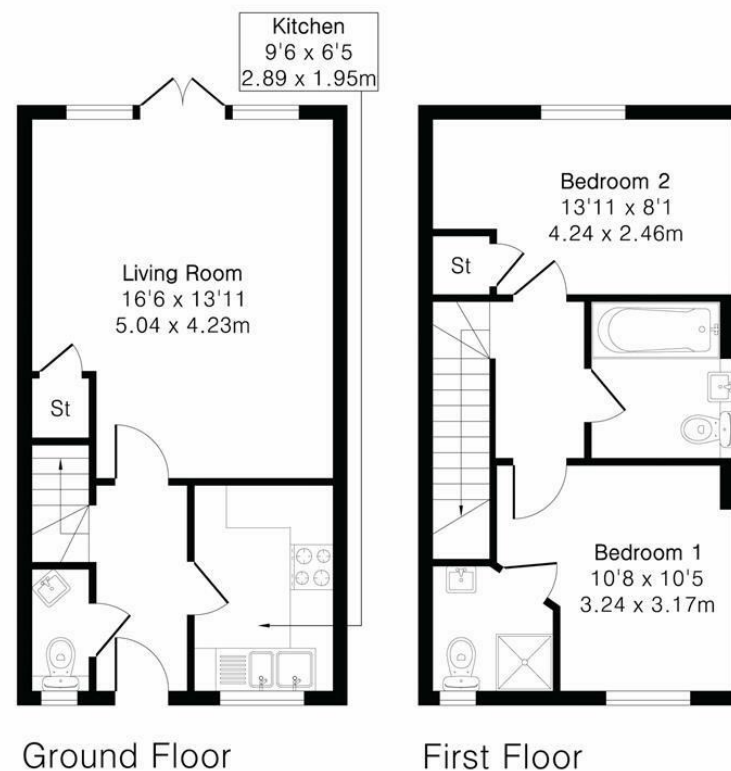
Local Authority – South Cambridgeshire



**Approximate Gross Internal Area 730 sq ft - 68 sq m**

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m



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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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