



Woodhead Drive, Cambridge, CB4 1YX

CHEFFINS

Woodhead Drive

Cambridge,
CB4 1YX

A well presented one bedroom property extending to approximately 504sqft and arranged over two floors. The property further benefits from off-road parking as well as a generous garden and is located close to local amenities and transport links.

LOCATION

Woodhead Drive is situated in a popular residential area to the north of Cambridge, offering excellent access to a wide range of local amenities, schooling and everyday facilities. Milton Road is within easy reach, providing convenient access to the city centre, local shops and regular bus services, together with the A14 for regional commuting. Cambridge North railway station is approximately 1.5 kilometres away, providing direct rail connections, while the nearby Cambridge Science Park and Business Parks are particularly convenient for commuters. The city centre is also readily accessible by bicycle, with established cycle routes providing an attractive alternative to car travel.



Guide Price £250,000



**DOOR**

into:

SITTING ROOM

with wood effect laminate flooring, upvc double glazed bay style window overlooking the side of the property, radiator, downlight, stairs to first floor. Door into:

KITCHEN

with wood effect laminate flooring, radiator, a range of floor and wall units with timber worktop, integrated Zanussi oven with 4 ring gas hob and Zanussi extractor fan, stainless steel splashback, stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking side of the property, downlight, integrated dishwasher, space for fridge/freezer, door into understairs storage with space and plumbing for washing machine.

**BEDROOM**

carpeted, upvc double glazed windows overlooking both the side and front of the property, built-in wardrobes with mirror sliding doors, shelving and hanging rails, airing cupboard containing hot water tank.

BATHROOM

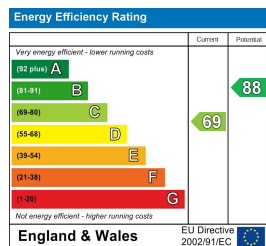
wood effect laminate flooring, three piece suite comprising bath with tiled shower over, low level w.c. and wash hand basin, radiator, upvc double glazed frosted window overlooking side of the property, downlight, extractor fan.

OUTSIDE

The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn with borders containing a variety of shrubs, hedges and trees, as well as a raised timber decking area. The garden is south west facing. Brick built storage which houses the boiler. Allocated parking space which is located in a separate car parking area.

ON THE FIRST FLOOR**LANDING**

carpeted, downlight, access into loft space, access into:



Guide Price £250,000

Tenure – Freehold

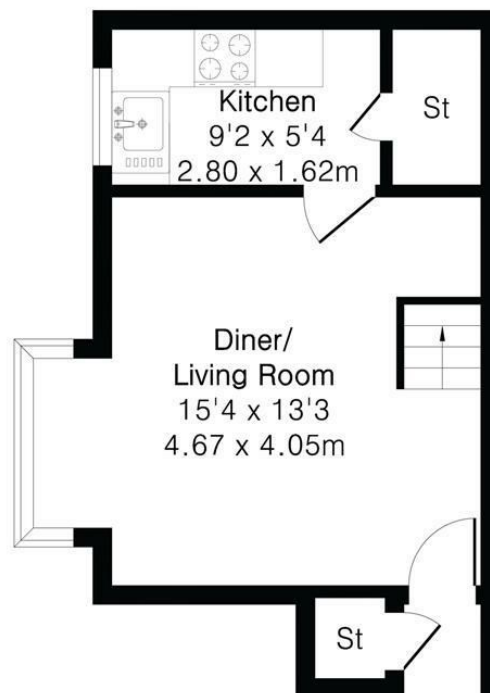
Council Tax Band – B

Local Authority – Cambridge City Council

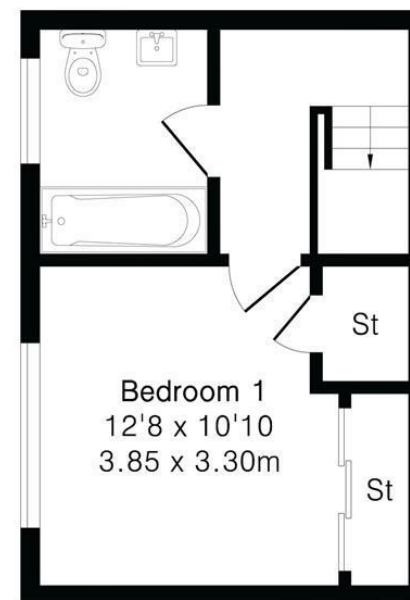
Approximate Gross Internal Area 504 sq ft - 46 sq m

Ground Floor Area 264 sq ft – 24 sq m

First Floor Area 240 sq ft – 22 sq m



Ground Floor



First Floor



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: 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.



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