Park Drive, Impington, CB24 9LY

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Guide Price £300,000

A beautifully presented two bedroom ground floor maisonette extending to approximately 805sqft and further benefitting from a generous rear garden and sun room. The property is located in the highly sought after village of Impington, close to local amenities and transport links including the A14 and Cambridge North station.

LOCATION

Impington is a well-regarded village approximately 2 miles North of Cambridge, offering secondary education at Impington Village College, and is well placed for access to major routes such as A14, A428 and M11.

UPVC FRONT DOOR
leading into:

ENTRANCE HALL
with engineered wood flooring, downlighter, storage cupboard and access into various rooms.

KITCHEN
with tiled floor, LED spotlights, range of soft close floor and wall units with oak worktop, pan drawers, butler sink with mixer tap, integrated Beko dishwasher, space for oven and hob, part tiled walls, space for fridge/freezer, upvc double glazed window overlooking front of the property,

SITTING ROOM
engineered wood flooring, upvc door out onto the rear garden, feature fireplace, radiator, downlighter, door into:

SUN ROOM
with engineered wood flooring, bi-fold doors leading out to the rear garden, radiator.

BEDROOM 1
carpeted, upvc double glazed door leading out to the rear garden, radiator, downlighter.

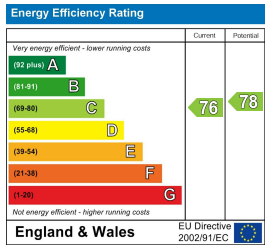
BEDROOM 2
carpeted, radiator, window looking out over rear garden, downlighter.

BATHROOM
with tiled flooring, upvc double glazed window frosted overlooking front of the property, walk-in shower, low level w.c., wash hand basin, tiled, extractor fan, chrome heated towel rail, mirror sliding doors with storage and plumbing for washing machine, radiator.

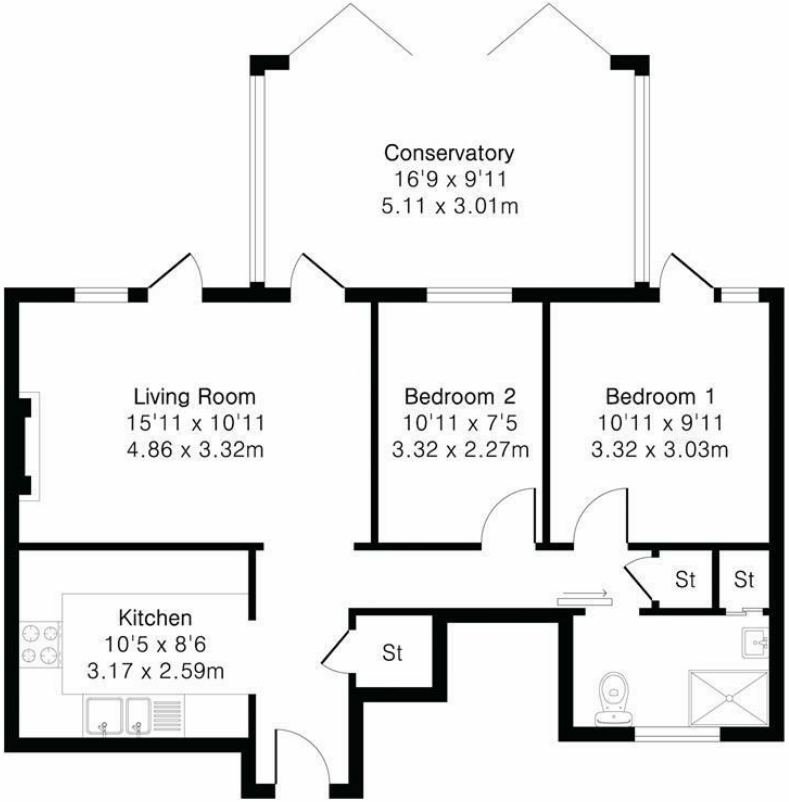
OUTSIDE
The property is approached via a right of access through the upstairs properties garden; a pathway leading to upvc double glazed front door, terrace area to the front and front is partially enclosed with iron fence and hedging to one side as well as beds containing various shrubs and borders, outside tap, gas meter.

Rear garden with terrace area perfect for al fresco dining. The garden is enclosed with wall and timber fencing, predominantly laid to lawn with a variety of beds and borders containing various shrubs, trees and bushes, further terrace area to the bottom of the garden with timber storage shed and timber summerhouse currently used as additional storage.

AGENTS NOTE
Tenure - Leasehold
Length of Lease - 85 Years Remaining
Annual Ground Rent - £50
Annual Service Charge - £0
Service Charge Review Period - N/A



Approximate Gross Internal Area 805 sq ft - 75 sq m



Guide Price £300,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - South Cambridgeshire District Council

PINK PLAN

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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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