



Greenlands, Cambridge, CB2 0QY

CHEFFINS

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Cambridge,
CB2 0QY

A beautifully presented three bedroom end terrace property offering accommodation extending to approximately 1090sqft and arranged over two floors. The property further benefits from a garage and is located within close proximity to Addenbrookes Hospital, Cambridge Station, local schools and amenities.

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Guide Price £575,000





LOCATION

Greenlands is ideally situated just off Milton Road, providing quick access to the A14, Cambridge Science Park, and the city centre. The area is well-served by public transport and cycling routes, making commuting easy. Nearby amenities include local shops, schools, parks, and healthcare facilities, while the nearby River Cam and green spaces offer opportunities for outdoor leisure.

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR

leading into:

ENTRANCE HALL

with wooden flooring, radiator, LED spotlights with understairs storage cupboard, access into various rooms. Stairs to first floor.

KITCHEN

with tiled flooring, underfloor heating, part tiled walls, a range of floor and wall units and laminate worktop, stainless steel sink and drainer, upvc double glazed window overlooking the garden, cupboard housing boiler, integrated appliances including Beko dishwasher, Cook and Lewis 5 ring gas hob, extractor fan, Beko microwave and Bosch oven, integrated fridge and freezers, LED spotlights.

UTILITY ROOM

with tiled flooring, underfloor heating, LED spotlight, space and plumbing for washing machine and dryer, wall units for storage and laminate worktop.

DOWNSTAIRS CLOAKROOM

with tiled flooring, underfloor heating, low level w.c., tiled walls, wash hand basin with storage cupboard below, extractor fan, LED spotlights.

SITTING ROOM

with wood flooring, upvc double glazed doors out onto communal garden area, upvc double glazed

window overlooking communal garden area, radiator, LED spotlights.

ON THE FIRST FLOOR

LANDING

with skylight and LED spotlights, storage cupboard, access into:

PRINCIPAL BEDROOM

with wood flooring, fitted wardrobe with sliding doors, upvc double glazed window overlooking rear of the property, radiator, downlighter.

BEDROOM 2

with wood flooring, integrated wardrobe with mirror sliding doors, upvc double glazed window overlooking rear of the property, desk area with drawers and storage cupboard. Door into:

ENSUITE SHOWER ROOM

with tiled floor, underfloor heating, tiled walls, walk-in shower, low level w.c., wash hand basin with storage cupboard below, extractor fan.

BEDROOM 3

with wood flooring, integrated cupboards, upvc double glazed window overlooking the front of the property, radiator, downlighter.

FAMILY BATHROOM

with tiled flooring and walls, three piece suite

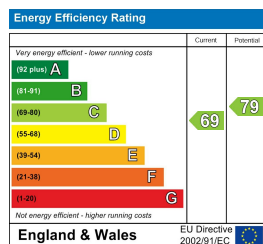
comprising bath with shower over, wash hand basin and low level w.c., laminate worktop and storage units below, extractor fan, LED spotlights, upvc double glazed frosted window overlooking front of the property, heated chrome towel rail.

OUTSIDE

Approached via brick paved driveway leading to GARAGE with up and over door and power, and front garden which is predominantly enclosed with wall and hedging, tiled area perfect for al fresco dining, a further lawned area with raised beds containing a variety of shrubs and plants, access door into the garage from the front garden and access to a communal garden space down the side of the property.

To the rear the communal garden area is laid predominantly to lawn enclosed with iron fencing and borders containing various shrubs and trees.





Guide Price £575,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1090 sq ft - 102 sq m (Excluding Garage)

Ground Floor Area 533 sq ft - 50 sq m

First Floor Area 557 sq ft - 52 sq m

Garage Area 154 sq ft - 14 sq m



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: 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.