



Fison Road, Cambridge, CB5 8TL

CHEFFINS

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An excellent opportunity to acquire a well-presented ground floor one bed maisonette in a convenient location close to Newmarket Road with easy access to the River Cam, City of Cambridge and the A14 for connecting commuter links. There is plenty of off-road parking including a small parking area to the rear of the property. The property is being offered with no onward chain.

LOCATION

This maisonette is in a quiet setting off Fison Road, well located to access the City of Cambridge with excellent cycle routes and regular bus services. It is just a 5-minute walk to the local shop, family butchers and takeaway restaurant on Ditton Lane. The River Cam is close by with a wealth of green spaces to enjoy. The property also benefits from easy access to the village of Fen Ditton for the Fen Ditton Community primary school and amenities such as riverside pub and restaurant "The Plough".



Guide Price £200,000



**COVERED ENTRANCE HALLWAY**

leading to front entrance door, exterior light.

ENTRANCE HALLWAY

with large storage cupboard housing British Gas Combi boiler leading to:

LIVING ROOM

with storage cupboard with shelving, built-in safe, double glazed windows to both rear and side aspect, double panelled radiator, wood effect flooring.

KITCHEN

comprising open storage area and additional cupboard, integrated 4 ring electric hob and integrated electric oven with a covered and concealed extractor hood, space and plumbing for washing machine, inset sink with hot and cold mixer tap and drainer to side, rolltop work surfaces, tiled splashbacks, LED lighting, double panelled radiator, double glazed window to side aspect and door from kitchen leading out to passageway to car parking area.

BEDROOM

carpeted, double glazed window to side aspect, double panelled radiator,

BATHROOM

with high level frosted double glazed window, double panelled radiator, dual flush w.c., wash hand basin, bath with electric shower above, tiled floor, part tiled walls.

OUTSIDE

Covered entrance hallway with communal bin store, stairs leading to other maisonettes, communal green area laid to lawn with picket fencing and bike racks. The development benefits from a communal clothes drying area with adjacent play park and car parking area.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 87 Years Remaining

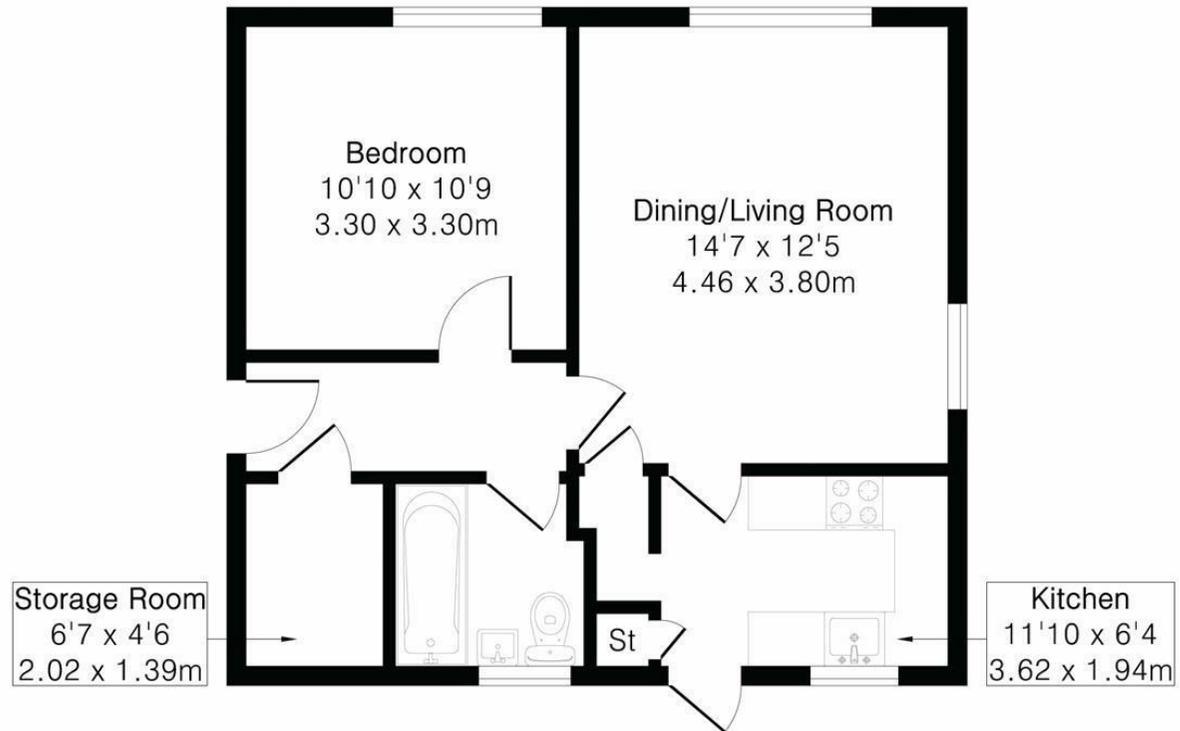
Annual Ground Rent - £10

Annual Service Charge - £500

Service Charge Review Period - N/A



Approximate Gross Internal Area 508 sq ft - 47 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £200,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - Cambridge City Council



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.

