

Mortlock Gardens, Abington, CB21 6BA





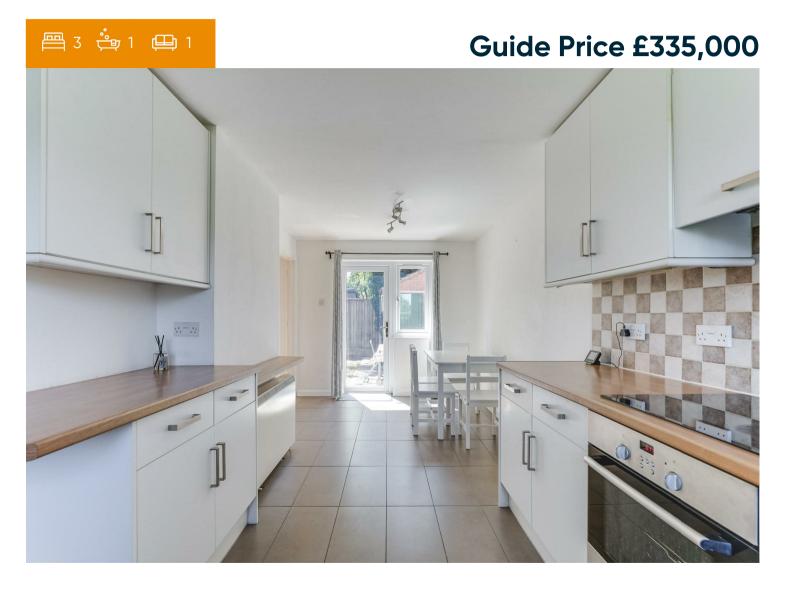
## **Mortlock Gardens**

Abington, CB21 6BA

A three bedroom semi-detached house set in a cul-de-sac and well-positioned within proximity to local amenities. The property offers well-proportioned accommodation, together with a south facing garden and is offered chain free.



Abington is situated approximately 7 miles South East of Cambridge with nearby access to the M11 and access to the Whittlesford mainline station approximately 4.5 miles distant. The adjoining village of Great Abington boasts amenities which include a thriving primary school, post office/shop, Public House with secondary education available at the nearby village of Linton.



# **CHEFFINS**













#### **GROUND FLOOR**

#### **ENTRANCE HALL**

Double glazed entrance door with decorative leaded windows and porch over, adjoining double glazed window and staircase rising to the first floor with storage cupboard under.

#### **SITTING ROOM**

Open fireplace and a pair of double glazed doors providing a good degree of natural light and access to the terrace and garden Doorway to:

#### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, oven with hob above, space for dishwasher, fridge freezer, washing machine and tumble dryer and cupboard housing the water softener. Double glazed window to the front aspect and double glazed door with adjoining double glazed window providing access to the terrace and garden.

#### **FIRST FLOOR**

#### **LANDING**

Built-in airing cupboard housing the pressurised hot water cylinder, access to the loft space and doors to adjoining rooms.

#### **BEDROOM 1**

Wide double glazed window to rear aspect overlooking the garden and recessed shelving.

#### **BEDROOM 2**

Double glazed window to the rear overlooking the garden.

#### **BEDROOM 3**

Obscure double glazed window to the side aspect.

#### **BATHROOM**

Comprising panelled bath with shower over, corner vanity wash basin, heated towel rail and obscure double glazed window.

#### **SEPARATE WC**

Comprising WC, vanity wash basin and obscure double glazed window.

#### **OUTSIDE**

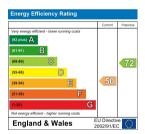
The property is set in a tucked-away location at the end of a cul-de-sac, well-placed within the village being only a short walk to the local amenities and school. A pathway leads to the front door with an adjoining gravelled garden with mature hedging. The rear garden is south facing with a paved terrace, brick store and gated access to the side path.

#### **VIEWINGS**

By appointment through the Agents.







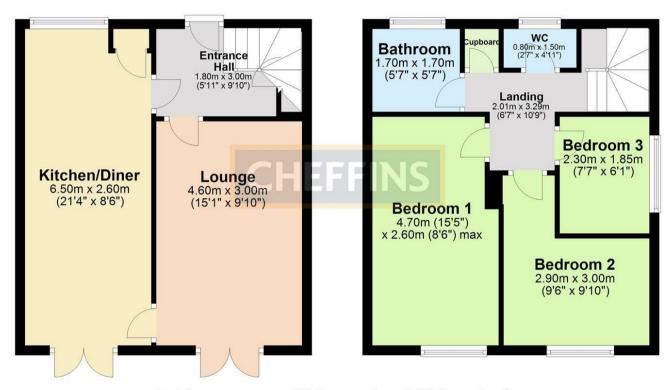
Guide Price £335,000 Tenure - Freehold Council Tax Band - C Local Authority - South Cambridgeshire

## **Ground Floor**

Approx. 37.1 sq. metres (398.8 sq. feet)

### **First Floor**

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.3 sq. feet)

Note: Not to scale - For guidance purposes only Plan produced using PlanUp.

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: <a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a>.







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