



Mortlock Gardens, Abington, CB21 6BA

CHEFFINS

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.

LOCATION

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.



Guide Price £315,000





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		50	72
EU Directive 2002/91/EC			

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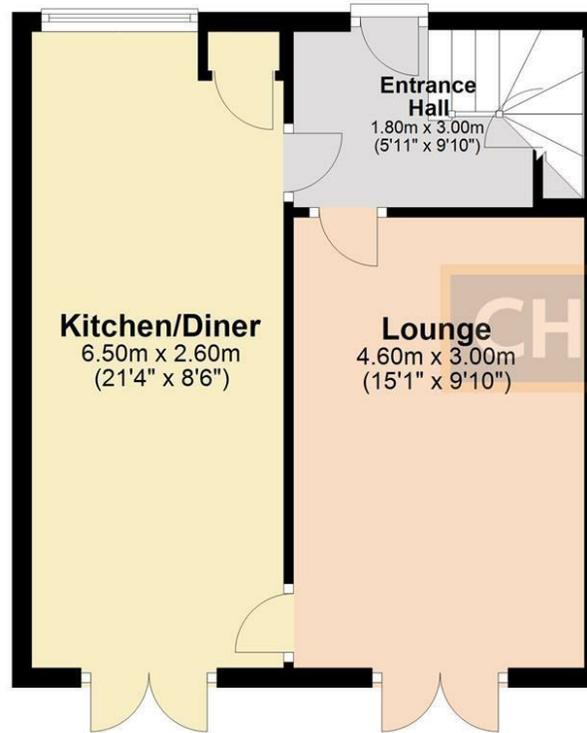
Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

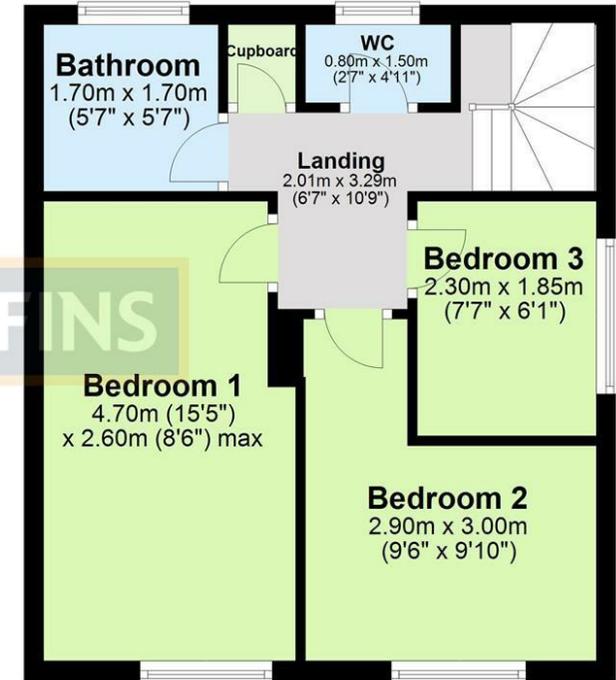
Ground Floor

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: <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.

