

171 Mowbray Road

Cambridge, CB1 7SP

Guide price £300,000

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- No-through-road
- 1 bed, 1.5 bath, 1 recep
- Air Source Heat Pump
- No onward chain
- Well suited to first-time / investment buyers alike

Modern, freehold house tucked down a quiet cul-de-sac just off Mowbray Road in the heart of CB1. The property has driveway parking, a private garden and is for sale with no chain.

This 1-bedroom semi-detached house was constructed in 2019 and enjoys a peaceful position down a private driveway off from Mowbray Road. Addenbrooke's and ARM Ltd are just over a mile away, and Cambridge Station can be reached in under 10-minutes by bike.

There is an open-plan kitchen/living/dining room, benefitting from a dual aspect with doors opening onto a private courtyard garden with gated access back to the front of the property. The kitchen includes various integrated appliances and is finished with solid oak worktops. Completing the ground floor accommodation is a cloakroom W.C.

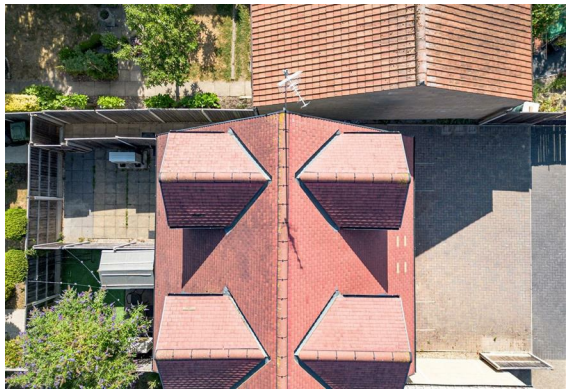
Upstairs is a double bedroom with a built-in cupboard and a bathroom, complemented by attractive tiling and a heated towel rail.

The property is located nicely back











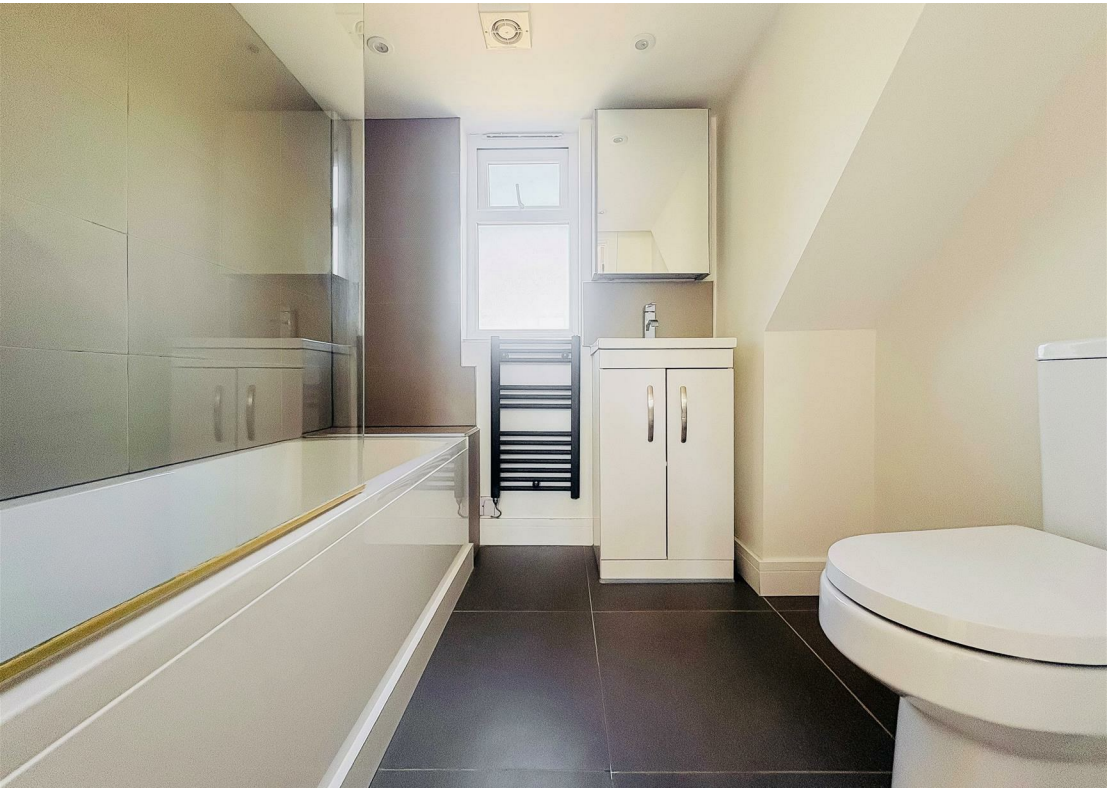




from Mowbray road down a private driveway and has allocated parking for 1 vehicle.

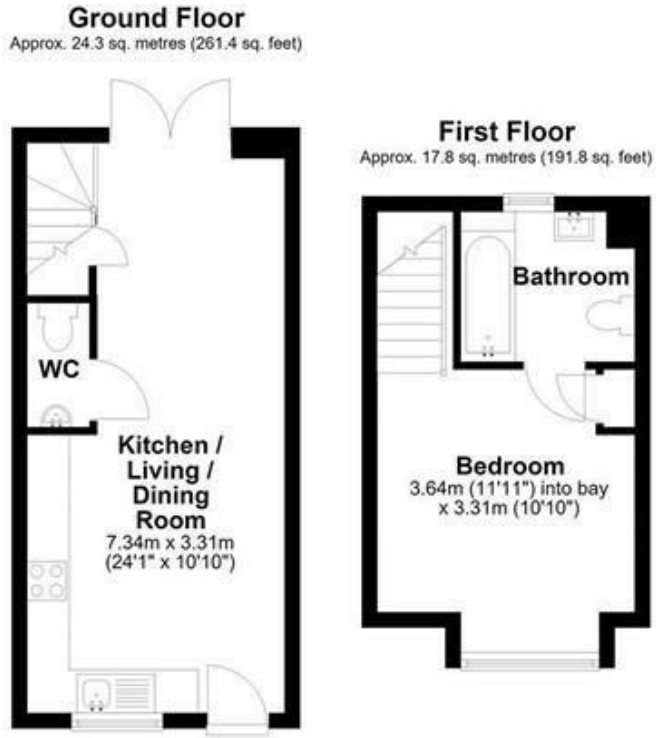
Mowbray Road is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the City Centre. The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, dentist, newsagents and the famous Balzano's deli. The property is just 2 miles from the city centre with its combination of ancient & modern buildings, winding lanes & wide range of shopping facilities.

Agent's Note:
The property has been virtually staged and is currently vacant.

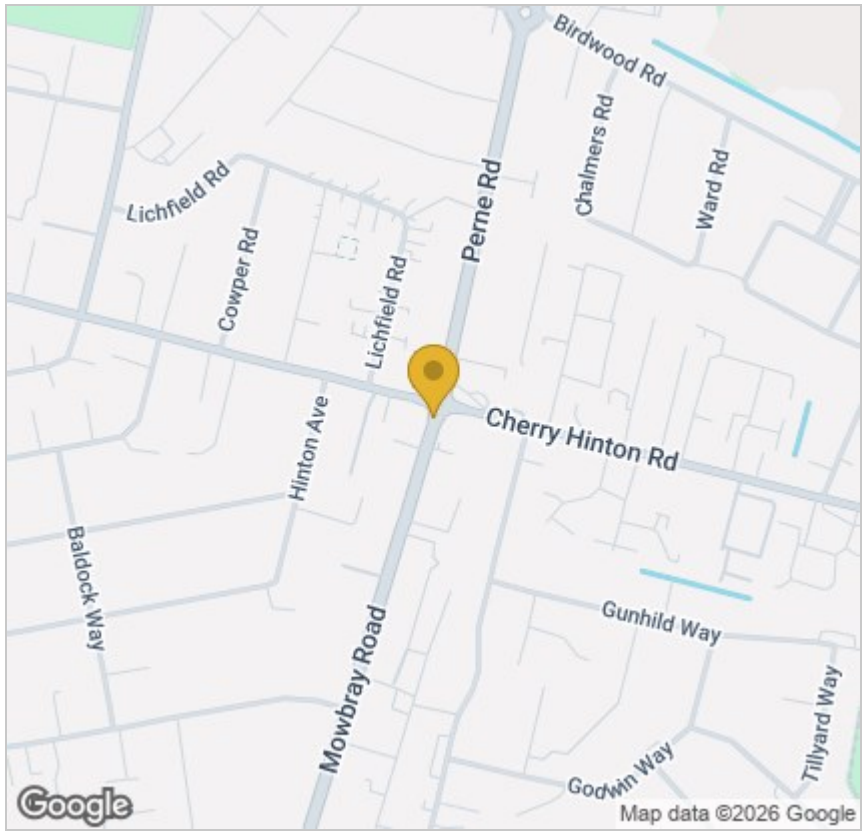




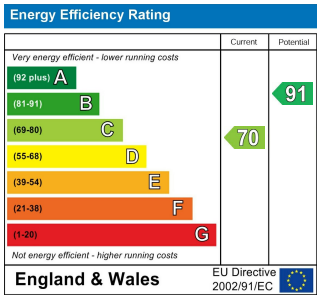
GRAY TOYNBEE



Total area: approx. 42.1 sq. metres (453.2 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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