



GRAY
TOYNBEE



36 Birch Trees Road
Cambridge, CB22 5AW

Guide price £260,000



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- Share-of-freehold maisonette
- No onward chain
- 2 bed, 1 bath, 1 recep
- Garage and residents parking

A share-of-freehold maisonette with a garage and a south-facing terrace, situated in a peaceful cul-de-sac less than half a mile from Shelford Station, available with the benefit of no onward chain.

This 1970's first-floor maisonette has served as a rental property for almost 27 years. The freehold was purchased by our vendor in 2007, and whilst buildings insurance is shared with the neighbouring property, there is no ground rent or service charges to consider.

The entrance provides space for coats and footwear with stairs leading to the first-floor. The living/dining room is generous in size and offers pleasant views to the rear. The kitchen has been fitted with a modern range of base and eye-level units, has space for various appliances and a large utility cupboard which houses a washing machine and combi-boiler.

There are 2 double bedrooms and a bathroom which has been fitted with a modern white suite.

Outside the front of the property has an open-plan south-facing terrace which is shared with the neighbouring property. There is a garage en-bloc, residents car park and a shared pathway with the adjoining ground-floor maisonette to the entrance.





Birch Trees Road is a pleasant cul-de-sac off Orchard Road which is around a 2 minute bike ride to the train station. A few minutes more and you are in the centre of the village and its excellent local facilities which include restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground.

The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrookes Hospital is only around 2 miles away and Cambridge City centre about 4 miles away.

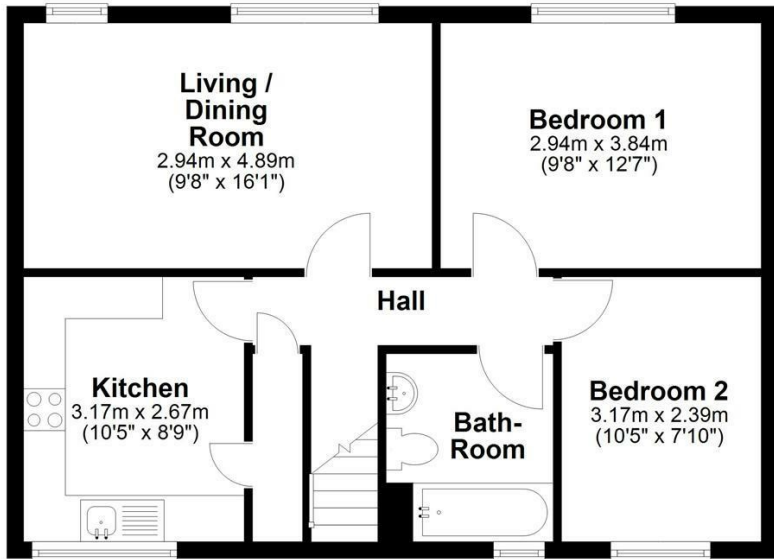
Agents Note:

The property is currently tenanted and will not be available for completion until June 30th.



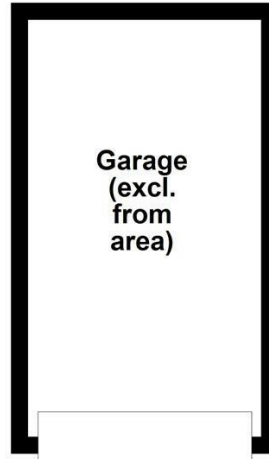
Floor Plan

Approx. 54.9 sq. metres (591.2 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

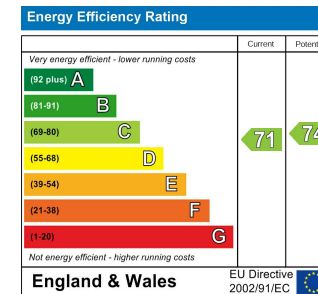


Total area: approx. 54.9 sq. metres (591.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of 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.