

GRAY TOYNBEE

18 Sherbourne Close

Cambridge, CB4 1RT

Guide price £270,000

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- No chain
- Allocated parking space
- Private rear garden
- Easy access to Cambridge North Station and Science Park

A two bedroom ground floor flat, conveniently located in the northern part of the city, offering an excellent opportunity for first-time buyers, downsizers or investors. The property has recently been redecorated and benefits from a private rear garden, allocated parking space and no onward chain.

An entrance porch leads into the welcoming entrance hall, providing access to the accommodation. The kitchen/dining room offers ample worktop space, generous cupboard storage, an electric hob and oven, and space for additional white goods. A window overlooking the front of the development allows plenty of natural light into the room.

The spacious and light-filled living room provides a comfortable area for relaxing and entertaining, with doors opening directly onto the private rear garden, creating a connection between the indoor and outdoor spaces.

Both bedrooms are















well-proportioned, with bedroom one benefiting from fitted wardrobes. The bathroom is fitted with a shower cubicle, WC, basin with cupboards beneath, heated towel rail, mirrored cabinet and bidet.

To the rear, the private garden offers a low-maintenance patioed area, enclosed by a gate and providing a pleasant outdoor space for seating or entertaining. There is also a useful lockable storage unit.

The property further benefits from an allocated parking space and a designated bin storage area.

Sherbourne Close is a quiet, cul-de-sac development with easy access to the city via bike or a bus stop at the top of the road. Cambridge North Train station is a 4 minute cycle ride away and the Science Park is close by too.

What3Words: ///leave.shall.area

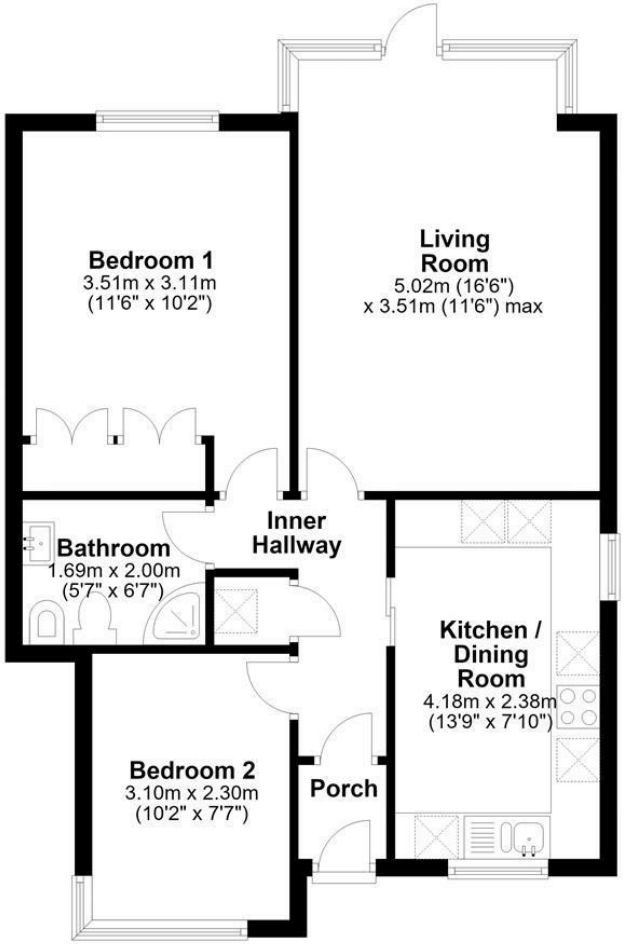




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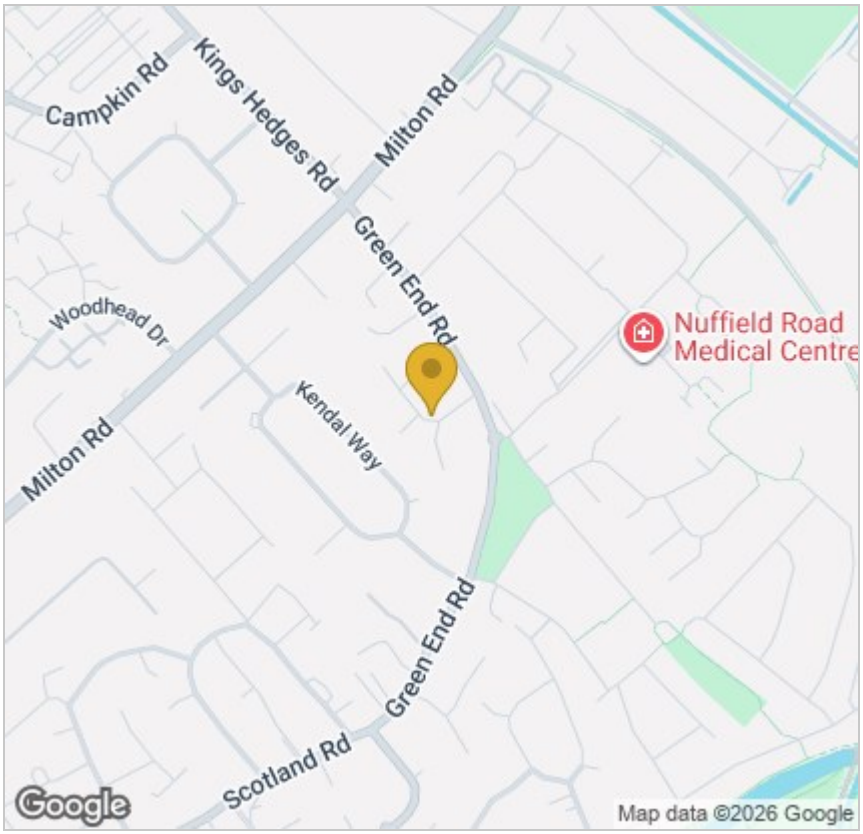
Floor Plan

Approx. 58.7 sq. metres (631.9 sq. feet)

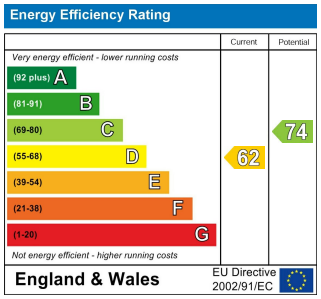


Total area: approx. 58.7 sq. metres (631.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
- 147 years remaining on lease
- £133 service charge PCM
- £0 ground rent
- Council tax band: C

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com