



4 Grebe Court
Cambridge, CB5 8FR
Guide price £450,000

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- Air Source Heat Pump
- Solar Thermal Panels
- Fantastic Location
- Allocated Parking

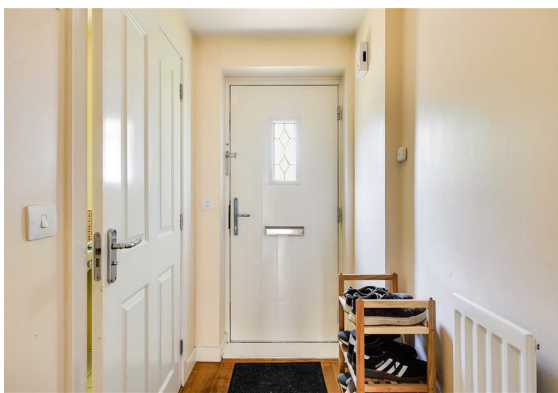
A well presented three bedroom house in great condition, with off street parking, and the added benefit of an air source heat pump and solar thermal panels.

Upon entry, the property opens into a useful entrance porch, creating a nice separation from the main living space. There is also a downstairs cloakroom, adding further practicality.

To the front of the house is a bright living and dining area, finished with wood-laminate flooring. The room offers ample space for both a dining table and a comfortable seating area, while the front facing window allows plenty of natural light.

The kitchen is practical and well arranged, with a range of high and low level units, an integrated gas hob and oven, a sink, and space for freestanding white goods. There is also room for a breakfast table, along with a useful storage cupboard.

Upstairs, the principal bedroom is positioned at the front of the property and is a generous





double room. The second bedroom is slightly smaller and overlooks the rear, while the third bedroom offers excellent versatility as a spare room, nursery or home office.

The bathroom is tiled and fitted with a shower over the bath, basin with vanity unit, W/C, extractor fan and window, providing good ventilation.

The rear garden is relatively small but easy to maintain, with a lawned area and patio space, making it ideal for outdoor seating and enjoyment. A rear gate also provides access to the property.

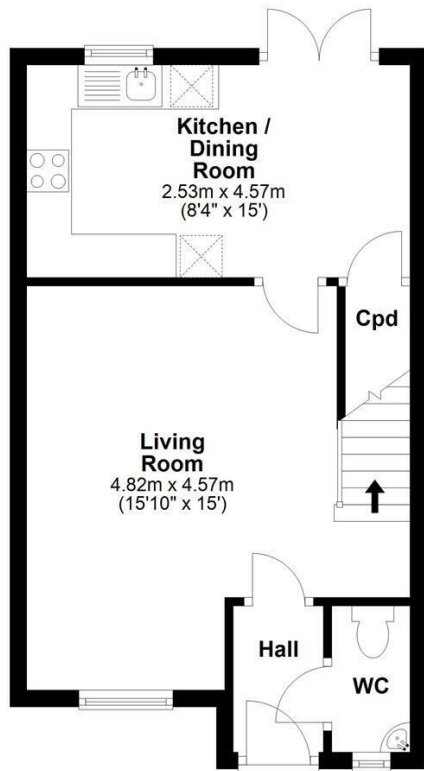
Situated within a short walk of Stourbridge Common, the River Cam and a nearby retail park, the property offers a great opportunity for first time buyers or those looking to be close to the city centre. The air source heat pump and solar thermal panels provide the potential for reduced energy costs, this is an exciting opportunity on the market.

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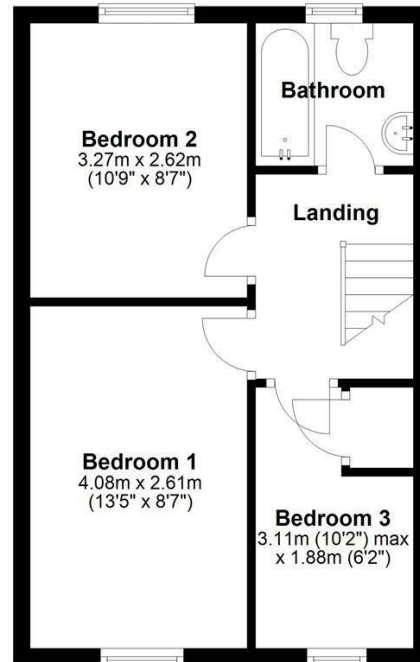
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



First Floor

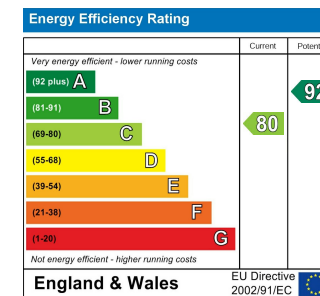
Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)



Energy Efficiency Graph



Tenure: Freehold, there is Ground Rent of £10 p.a. & Service Charge of £300 p.a., due to the Managing Agent of the Development.

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.

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