



25 Green Lane  
Cambridge, CB24 1EA

**Guide price £295,000**



## 25 Green Lane Cambridge, CB24 1EA

- Enclosed private garden
- EPC rated C
- Off road parking space
- Well maintained property

A beautifully presented, modern two-bedroom coach house, conveniently located in the popular new town of Northstowe.

Owned by the same occupier since its construction in 2022, the property is in excellent condition and has been carefully maintained. With low upkeep and an EPC rating of C, it represents an ideal opportunity for both first-time buyers and investors.

The ground-floor entrance hall leads to stairs up to the open-plan living and dining area, featuring a floor-to-ceiling window and two skylights that create a bright and airy space. The kitchen was upgraded when purchased to include fitted appliances such as, fridge freezer, washing machine, dishwasher, induction hob and extractor fan. There are plenty of cupboards and worktop space throughout.

There are two good sized double bedrooms, one has inbuilt wardrobes providing ample storage. The bathroom has a shower over bath with screen, basin, WC, heated towel radiator and vanity unit. The loft has been partially boarded and has a built in



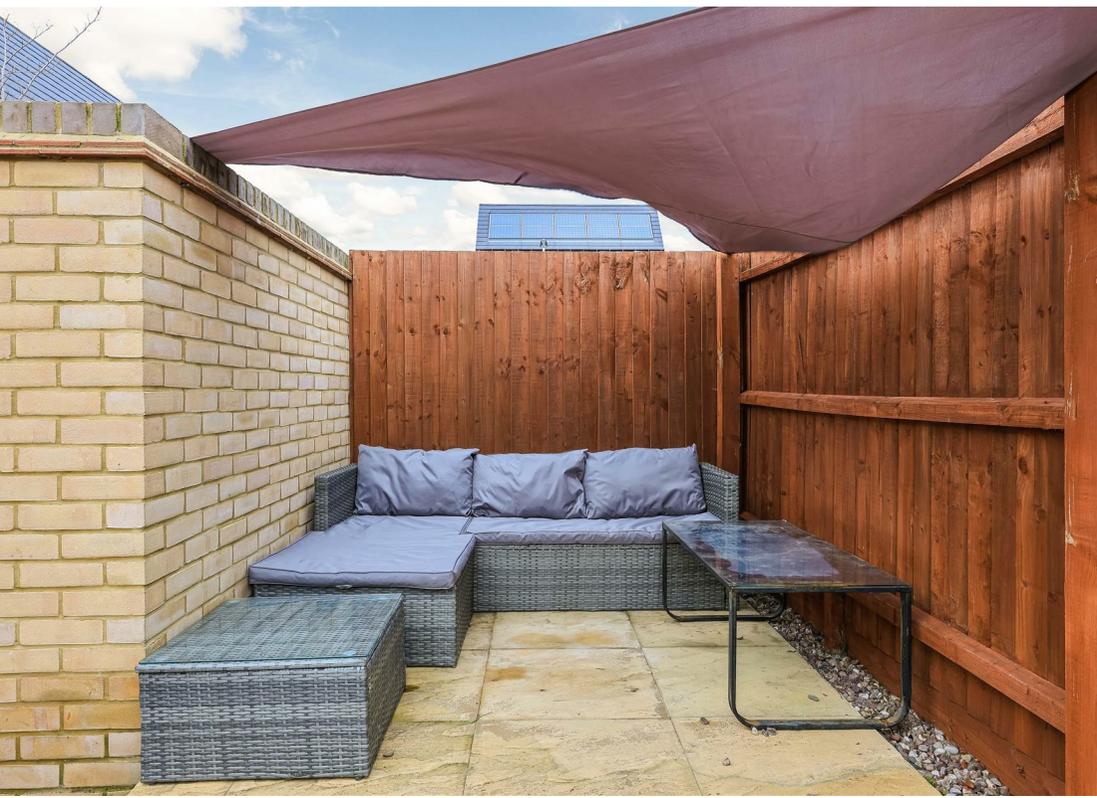


loft ladder for access.

There is a garden adjacent to the property which is gravelled, with a large shed. The property comes with an allocated parking space underneath the property.

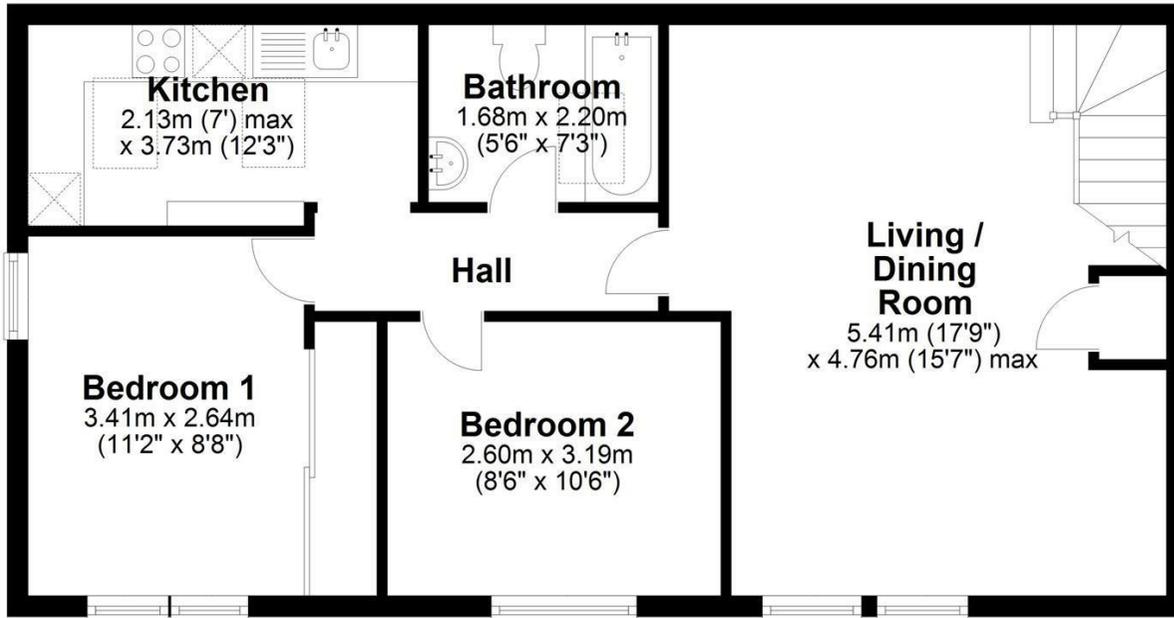
Northstowe offers excellent transport links, being only a short walk from the Cambridge Guided Busway, providing a quick commute into the city centre. Both primary and secondary schools are within walking distance, as are local amenities and open spaces such as Bug Hunter Waters. The A14 is easily accessible and connects to nearby villages.

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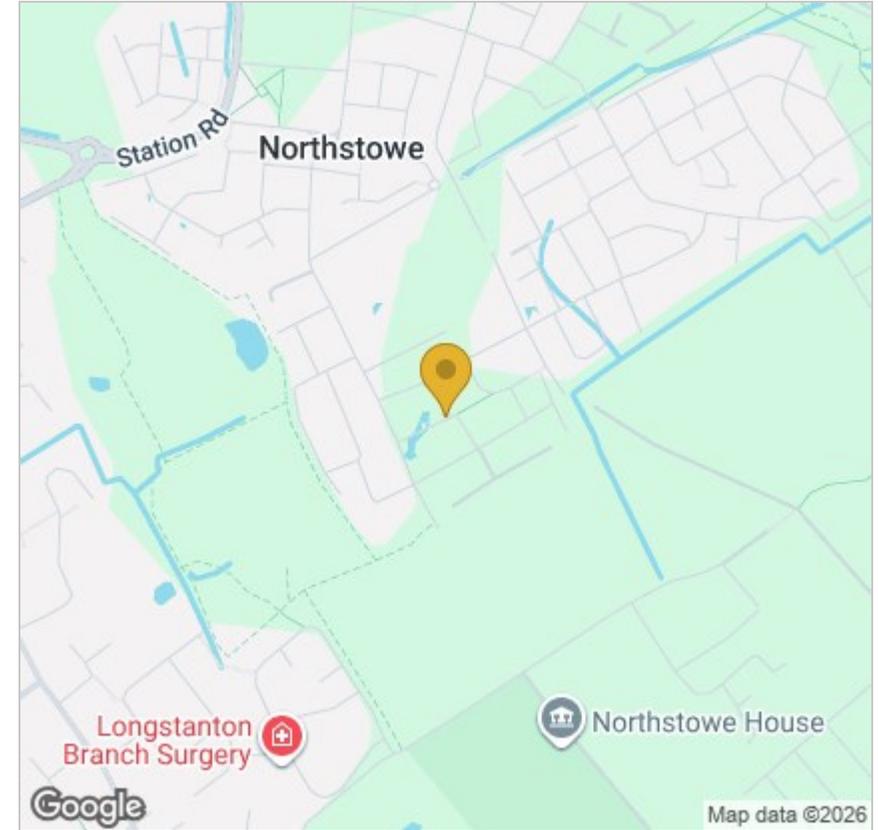
### Floor Plan

Approx. 58.9 sq. metres (634.4 sq. feet)

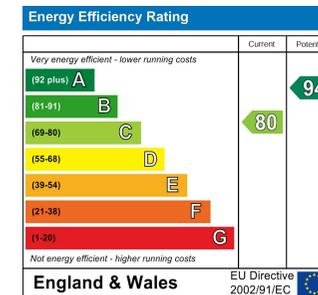


Total area: approx. 58.9 sq. metres (634.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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