



45 Carisbrooke Road
Cambridge, CB4 3LP

Offers in excess of £275,000



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- No chain
- EPC rating C
- Garage
- Updating required

A ground-floor two-bedroom maisonette with a garage, requiring some updating, but situated in a particularly convenient and quiet location with the benefit of no chain.

This 724 sq. ft mainsonette has spacious and well-proportioned rooms, including two double bedrooms. There is a porch and hallway with good-sized built-in storage. The living room has a fireplace and a bay window to the front aspect. The kitchen has fitted cupboards and an oven, hob and extractor.

The bedrooms are a good size, and there is a bathroom and WC.

The property has double glazing and gas central heating. It does require some general updating/improvement, but it is a fantastic opportunity for a first-time buyer.

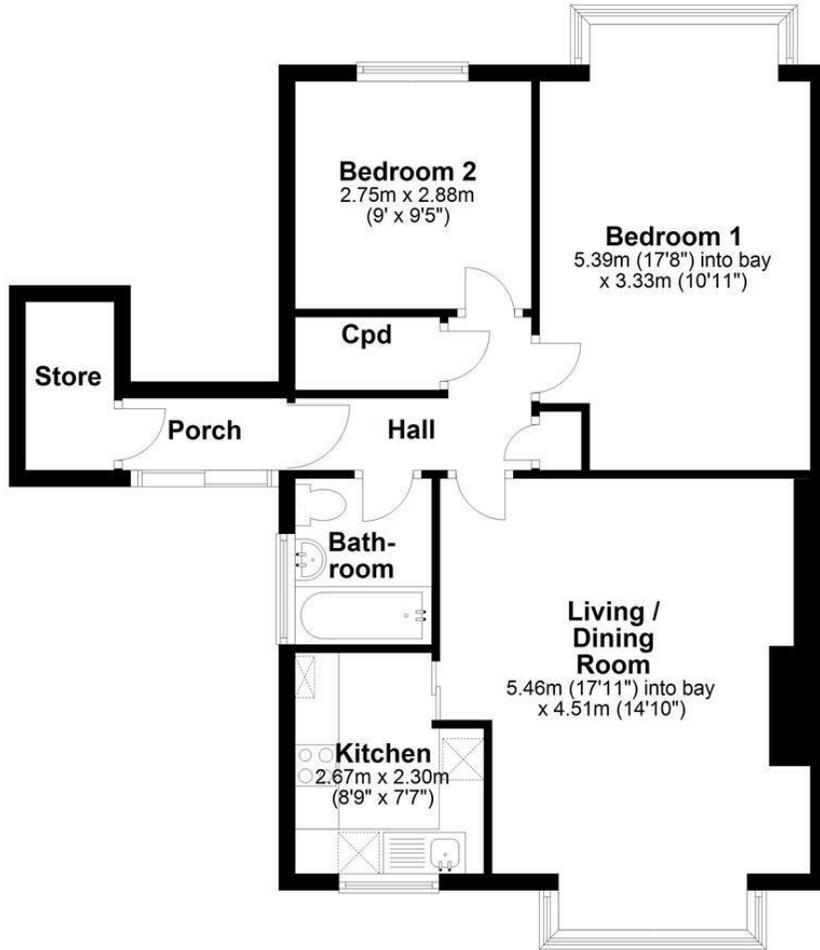
Outside, there is a private garden at the front and side, as well as a timber shed. The garage is in a nearby block.



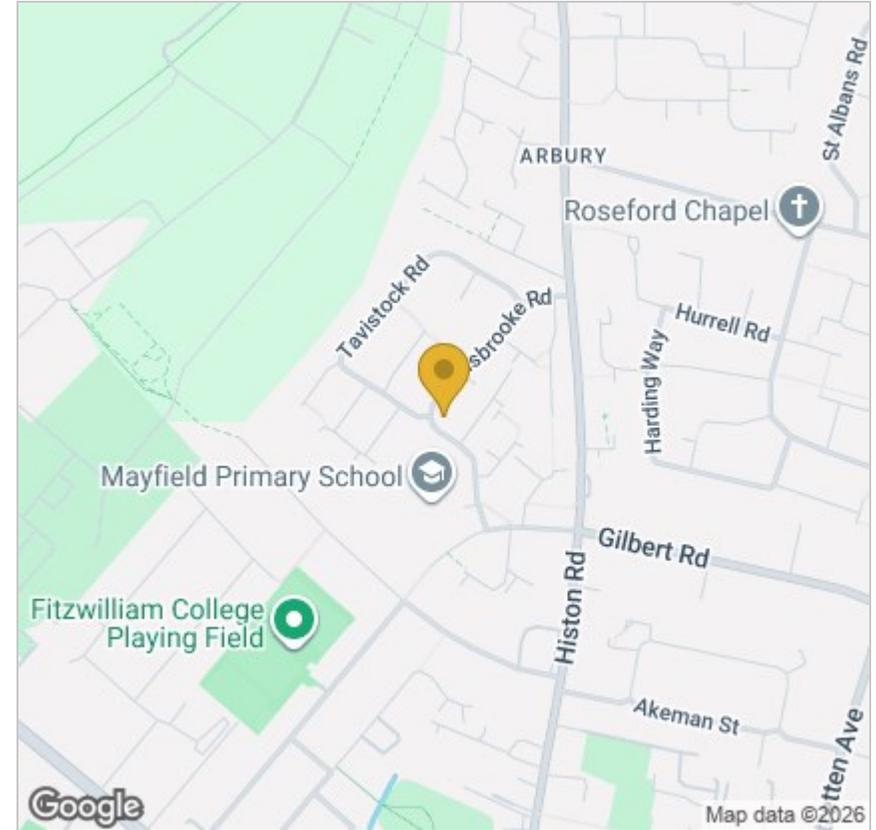


Floor Plan

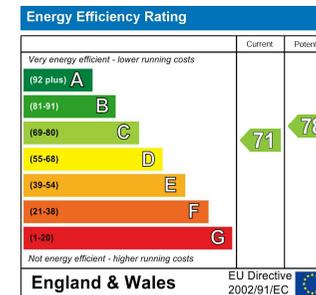
Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, 138 years remaining, ground rent £100 p.a.
Service charge £0.
Council tax band: C

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