



Asking Price £425,000

Three Bedroom Semi-detached House

Kelvin Close,
Cambridge, CB1 8DN

OVERVIEW

A three bedroom semi-detached house, immediately available with no upward chain. The property is ideally situated on a quiet cul-de-sac, in Cambridge.

Externally, the property enjoys a large block paved double driveway. To the rear of the property there is a large rectangular garden with a large detached garage.

Overall, the property presents well both internally and externally. There is good natural light throughout and the rooms are generally well proportioned.

The accommodation is arranged over ground and first floors. To the ground floor there is a good sized living room with a gas fireplace and bay window. To the rear of the property is a large modern kitchen dinner with ample amounts of base and eye level units. There is also a conservatory to the rear of the property.

Overview Continued

The first floor consists of three bedrooms. Two large double bedrooms and one single, all rooms have laminate wood flooring. There is also a family bathroom which is a fully tiled three piece suit with a WC, wash hand basin and bath with overhead shower.

Services

We understand the property has main gas, electricity, water and drainage

Tenure

Freehold with vacant possession

Council Tax

The property is rated in Council Tax Band D. Council Tax payable (2020/21) is approximately £1,866.42.

FEATURES

- Three bedroom semidetached house
- Sold with vacant possession
- Approximate internal area of 773 sq ft
- Single detached garage
- Two double bedrooms
- Freehold
- Modern Kitchen
- Large garden
- Block paved driveway for two cars
- One single Bedroom



Viewings

Viewings are strictly by appointment please contact a member of the team at property@johnpye.co.uk

Buyers Premium

Buyers Premium payable of 2% (inclusive of VAT) is payable on the sale price.

Floor Area - Max. dimensions (Sq M)

Ground Floor:

- Hallway 3.83 x 1.64
- Front Room 3.30 x 3.61
- Kitchen 5.06 x 3.3
- Conservatory 2.80 x 2.46



First Floor:

- Master bedroom – 3.3 x 2.94
- Bedroom 2 – 3.3 x 2.94
- Bedroom 3 – 2.1 x 2.33
- Bathroom – 2.23 x 2.02

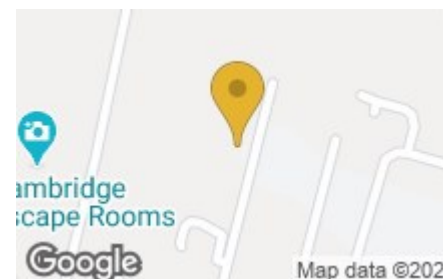
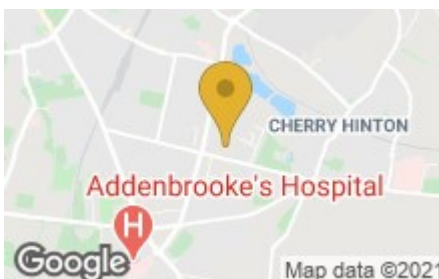
Approximate gross internal area:
71.88 sq m/ 774 sq ft



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- £0 Entry Fee
- £0 Marketing Costs



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(23-34) E	
(21-38) F		(11-22) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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