



Bush & Co.



10 Craister Court, Cambridge, CB4 2SJ

Guide Price £375,000 Freehold



Energy Rating Band D

10 Craister Court is a 3-bedroom house situated on a corner plot with an additional garden. The well-appointed accommodation is arranged over 2 floors and measures over 1101 SQFT, being sold with no onward chain.

In brief, the accommodation consists of a wide entrance hallway with stairs rising to the first floor, wood-effect flooring that continues through to the living room, a storage cupboard, and a WC with a hand-wash basin. The living room is light and airy with a window to the front aspect. The kitchen has a range of matching cabinets and drawers, ample work surfaces, space and plumbing for various appliances, tiled flooring, window to the rear aspect, and a part-glazed door leads to the rear garden. Off the dining kitchen is the dining room with a tiled floor and a window to the rear aspect. The part-brick conservatory has under-floor heating and doors to the garden; there is also space for appliances, and patio doors lead to the garden.

On the first floor, there are 3 bedrooms off a central landing, with 2 storage cupboards. Bedroom 1 is a double, with a window to the rear aspect, bedroom 2 again is a double, and bedroom 3 is a comfortable single. The family bathroom has a bath with a shower over, WC, hand wash basin and access to the loft space.

Outside, the property is set back from the road behind, and there is a front garden behind a low picket fence. The private walled rear garden is a real feature of note, has 3 patio areas, one being under a pergola, the remainder laid to lawn, there are shrub borders, with mature planting. There are 2 storage cupboards and a wooden storage shed. A secure wooden gate gives rear access.

Craister Court is in a convenient north city location offering superb access to the Cambridge science & business parks as well as the Cambridge north railway station, guided busway and A14/M11. There are several local shops in the vicinity, whilst larger supermarkets and other facilities are situated nearby. Schooling for all ages is within easy walking distance.



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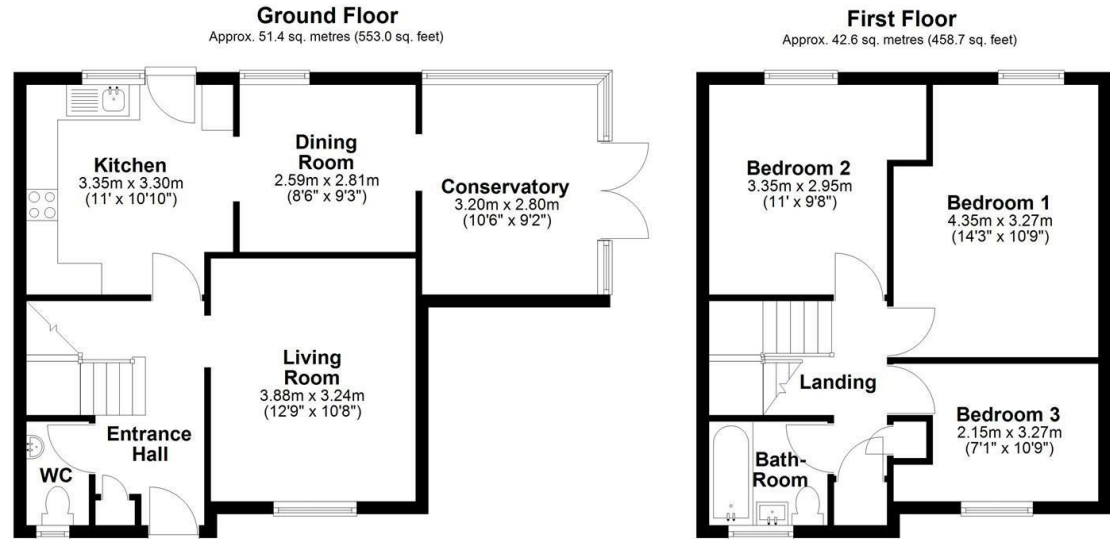
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Total area: approx. 94.0 sq. metres (1011.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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