



Bush & Co.



11 Lucerne Close, Cambridge, CB1 9YR

Guide Price £315,000 Freehold



Energy Rating Band D

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there is a wide range of shops and services, primary and nursery schooling, a library, and the nearby Cherry Hinton Hall Park. Accessible to Addenbrookes Hospital and ARM holdings.

The accommodation comprises a porch and a storage cupboard, a double-glazed front door to the entrance hall with stairs to the first floor, a cupboard, and a radiator. Kitchen with a sink unit, range of wall and base units, electric hob and oven, fridge space, plumbing for washing machine, gas-fired boiler serving hot water and central heating system, tiled surrounds and double-glazed window to front elevation.

Sitting/ dining room with double-glazed French doors to the rear garden, TV point, and radiator. First floor landing leads to the 2 bedrooms, bedroom 1 with a double-glazed window overlooking the rear garden, a range of fitted wardrobes, and a radiator. Bedroom 2 with double-glazed windows to the front elevation, airing cupboard with a hot water tank and radiator. Bathroom with a fitted bath with shower over, hand wash basin and WC, extractor fan and radiator.

Outside there is off-street parking, a lawn, and a path to the front door. At the rear is an enclosed garden with a paved terrace adjacent to the rear of the house, lawn, shed, and the garden is surrounded by timber fencing.

Tenure: Freehold.

Services: Mains water, drainage, gas, and electricity.

Council Tax: C



Exceptional service in Cambridge and the surrounding villages

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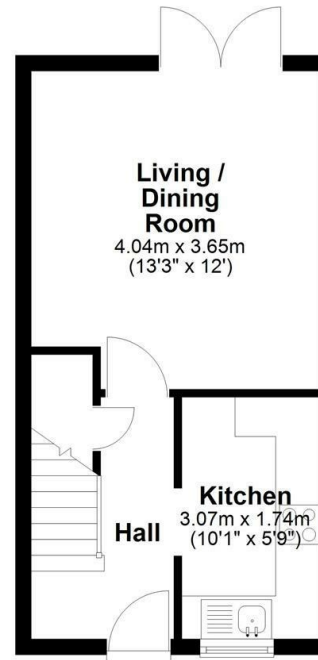
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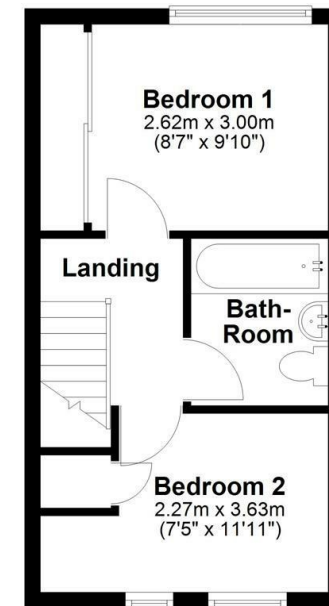
Ground Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 52.6 sq. metres (566.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

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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