



Bush & Co.



114 Lucerne Close, Cambridge, CB1 9SA

Guide Price £270,000 Freehold



Energy Rating Band C

Lucerne Close is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a back to back terraced house which has been updated in recent years with the addition of double glazing, gas radiator heating with a recent boiler and modern kitchen and bathroom fixtures. Sold with the advantage of no upward chain.

The front door leads to the living room, with dual aspect windows, stairs to the first floor and a door to the modern re-fitted kitchen. The kitchen comprises a range of wall and base units with a stainless steel sink and drainer, plumbing for washing machine and integrated electric oven and hob with extractor over. There is a useful under stairs cupboard and wall mounted gas fired boiler.

The first floor landing has a loft hatch and leads to a well proportioned double bedroom with dual aspect windows and an airing cupboard housing the hot water cylinder. The re-fitted three piece bathroom has a shower over the bath, part tiled walls and a chrome heated towel rail.

Outside - There is an open plan lawned area to the front and side as well as driveway parking space.



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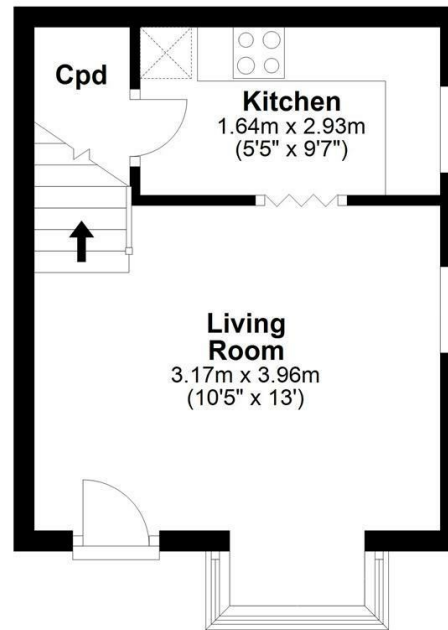
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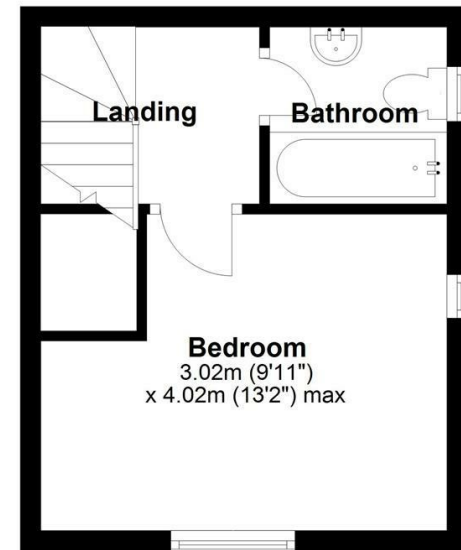
Ground Floor

Approx. 20.4 sq. metres (220.0 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.0 sq. feet)



Total area: approx. 40.1 sq. metres (432.0 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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