

Bush & Co.



12 Quanton Close, Cambridge





Guide Price £385,000 Freehold

About the Property

LOCATION:

Quanton Close is located off Newmarket Road, allowing easy and convenient access to the City Centre, Riverside walks, Marshall's Airport, A14, M11 and A11. Located nearby are a range of local shops, amenities and a Sainsbury Superstore.

Accommodation in detail;

Ground floor. A panelled front door to the entrance porch with laminated flooring. Cloakroom with hand basin, WC, tiled walls and double-glazed window. Sitting/ dining room with a fireplace fired with a wood-burning stove and tiled hearth, laminate flooring, stairs to the first floor, double-glazed windows to the private front garden, and a radiator. Kitchen has been installed, comprising sink unit, range of wall and base units, pantry, electric hob, and oven, space for dishwasher, washing machine and fridge/ freezer. Inset lighting, gas-fired boiler serving hot water and central heating. Door to the rear garden and access to garden office.

First floor landing, built-in airing cupboard with a hot water tank. Bedroom 1 has a dual aspect and a radiator. Bedroom 2 with a window to the front and side elevation, a cupboard and a radiator, Bedroom 3 with a window to the side elevation. Bathroom with a panel bath with a shower over, hand basin, WC, window to side elevation and radiator.

Outside is a private front garden with a path to the front door. Side access to the rear garden with shrubs, paving and a garden studio.

In a nearby block is a single garage under a license agreement of £14pcm.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax; Band C

Property Highlights

- Modern end of terrace house
- 3 Bedrooms
- Open plan Sitting room with wood burner
- Refitted kitchen
- Double glazed windows
- Gas fire central heating
- Usable front and rear gardens
- NO CHAIN
- Modern bathroom
- Located off Newmarket Road

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

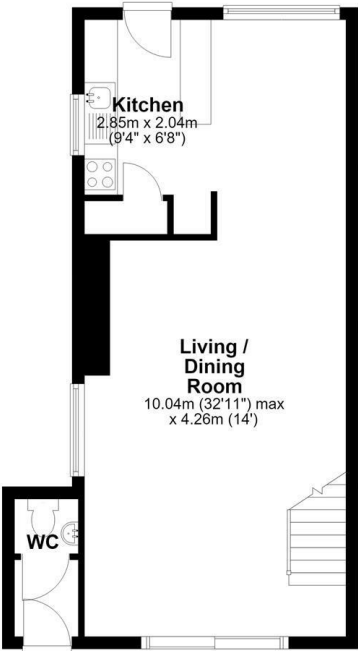




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Ground Floor
Approx. 45.3 sq. metres (487.2 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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