



43 Mortlock Gardens, Great Abington, CB21 6BD

Guide Price £375,000 Freehold



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AN ESTABLISHED, SEMI-DETACHED FAMILY HOME, EXTENDED AND MUCH IMPROVED, SET WITHIN A GENEROUS, MATURE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom, semi-detached house
- 0.08 acres
- Mature rear garden
- Electric storage heaters
- Council Tax Band -
- 925 sqft
- Off-road parking and garage
- Built 1983
- EPC - D / 57

The property enjoys a fine cul-de-sac position just a short walk from the local primary school and village facilities. Over the years the property has been extended, however there is scope for further expansion subject to planning consents.

The accommodation comprises a welcoming reception hall with stairs rising to the first floor accommodation. There are two good-sized reception rooms including the sitting room with French doors to the garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset ceramic one and a half sink unit with mixer tap and drainer, an electric cooker point and space for a fridge-freezer, dishwasher and washing machine. There is also an under stair pantry providing useful storage space.

Upstairs, there are three bedrooms and a family bathroom.

Outside, a driveway provides parking for two cars and leads to the garage with an up-and-over door, power and light connected. Gated access leads to the mature and private rear garden, which is laid mainly to well-maintained lawns, flower and shrub borders and beds, a paved patio, timber shed and all is enclosed by fencing.

Location

The Abingtons are situated on the southern outskirts of Cambridge meaning that both village and city life can be enjoyed. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside.

Addenbrooke's Hospital, The Biomedical Campus and the Babraham Research Campus are also situated on the southern side of Cambridge making access to these locations particularly easy, especially with the excellent bus links that are available.

Local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. Saffron Walden is about 8 miles away.

The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. There is no mains gas.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

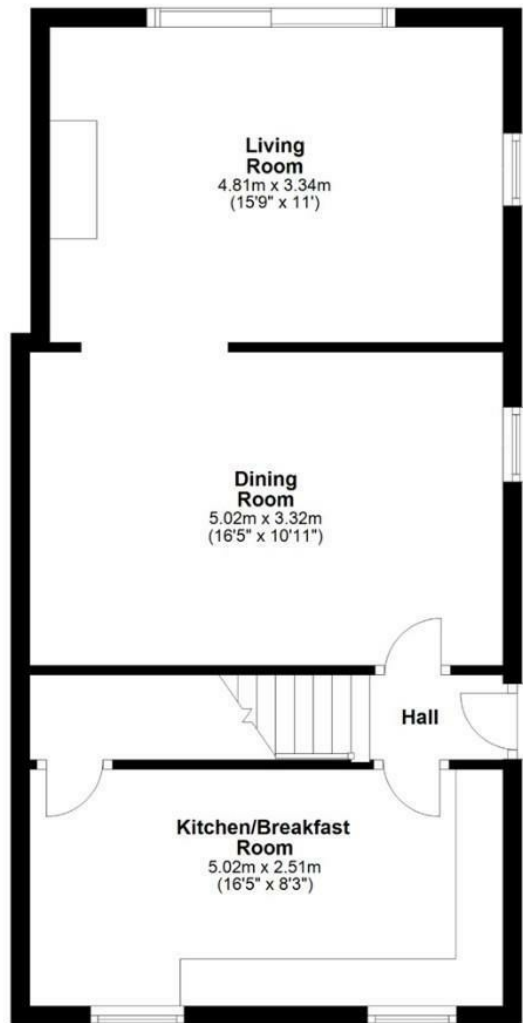
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

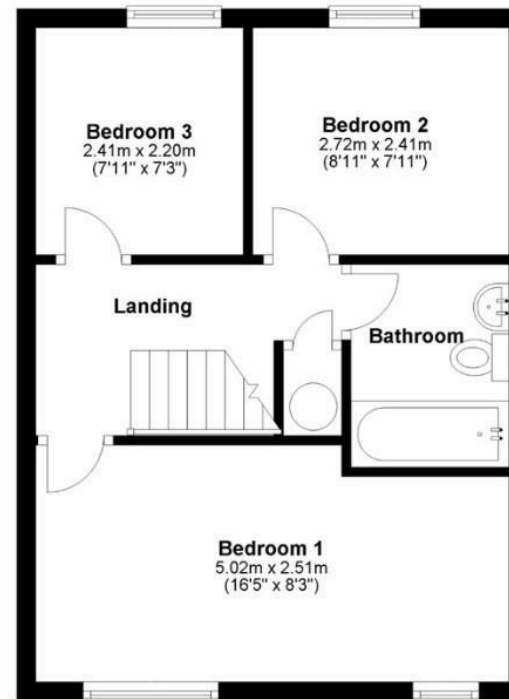
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 86 sqm (925 sqft)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	57
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

