



3A Barton Road, Comberton, Cambridge, CB23 7BP  
Guide Price £169,950 Leasehold



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**A WELL-PRESENTED ONE BEDROOM MAISONETTE WITH OFF ROAD PARKING AND GARDEN. IDEAL FOR FIRST TIME OR INVESTMENT BUYERS AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 1 bedroom maisonette
- 1 bathroom, 1 reception room
- Constructed in the 1950s
- Well-equipped kitchen
- Chain free
- 450 sqft / 40 sqm
- Off road parking
- Electric heating
- Council tax band - A
- EPC - C / 73

The property occupies a pleasant position set back from the road and located centrally within this highly sought-after village. The property is easy to maintain, making it an ideal first time buyer or investment buyer property. The accommodation comprises an entrance hall with stairs rising to the first floor accommodation. The sitting room overlooks the front of the property with wood effect flooring. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit and drainer, electric cooker, space for a fridge/freezer, washing machine, wood effect flooring and overlooks the rear garden.

The double bedroom is a good sized room and the bathroom is fitted with a white suite comprising a low level WC, panel bath with electric shower over.

Outside there is a lawned front garden enclosed and screened from the road by hedging with driveway parking. The rear garden is mainly laid to lawn and enclosed by fencing.

**Location**

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser, and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy, in Comberton. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

**Tenure**

Leasehold

Leasehold is 125 years from 1991, with 91 years remaining.

Ground rent is £10 per annum

Service charge is £51.25 per annum. This is reviewed annually and adjusted according to associated costs.

The vendor informs us that the Ground Rent is not reviewed or increased.

**Services**

Mains services connected include: electricity, water and mains drainage. Electric heating

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band -

**Fixtures and Fittings**

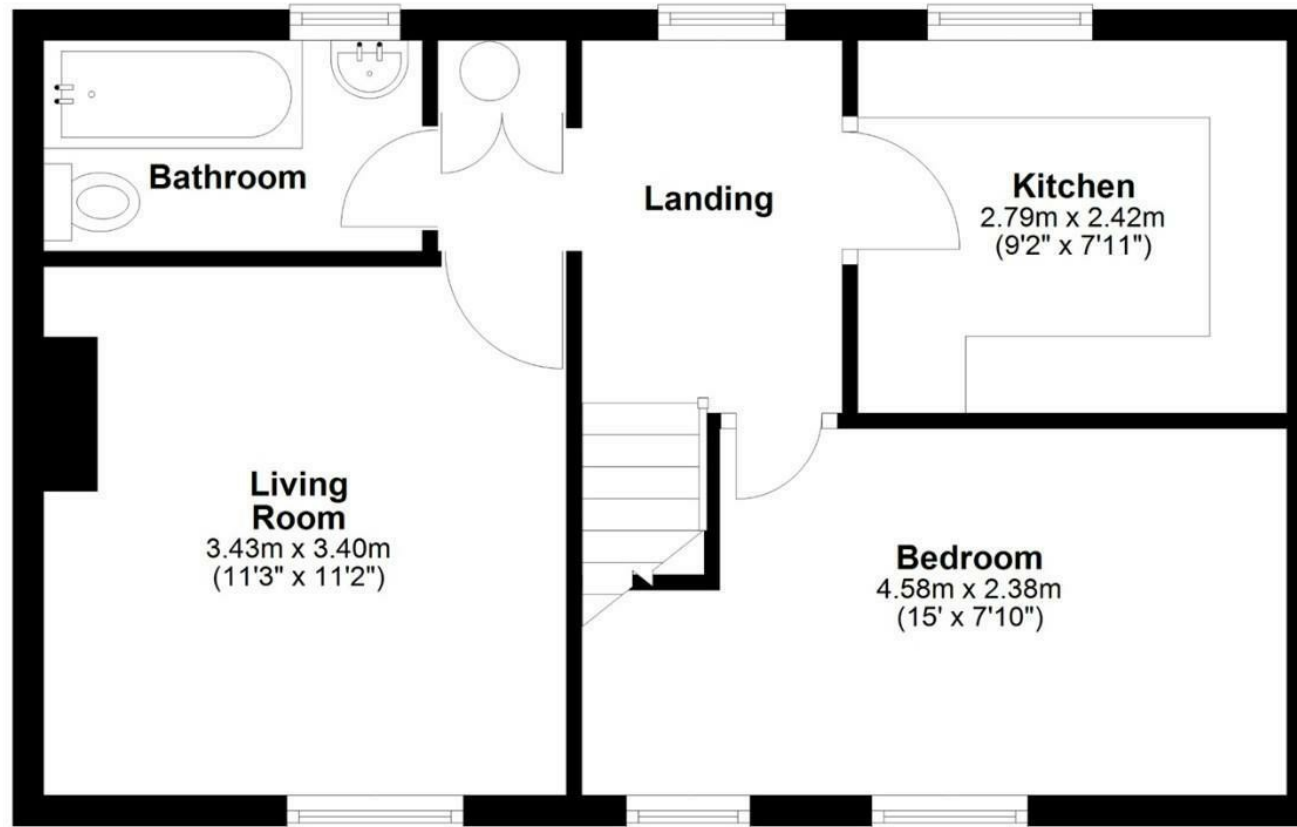
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

**Viewing**

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



## First Floor



Approx. gross internal floor area 40 sqm (450 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



