



198 The Rowans, Milton, Cambridge, CB24 6YX  
Offers In Excess Of £300,000 Freehold



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**HAVING RECENTLY BENEFITTED FROM A REPLACEMENT KITCHEN AND BATHROOM, THIS SEMI-DETACHED PROPERTY IS CONVENIENTLY PLACED WITHIN CYCLING DISTANCE OF THE NORTH CAMBRIDGE BUSINESS PARKS AND THE NORTH CAMBRIDGE TRAIN STATION.**

- Semi-detached house
- 581 sqft/54 sqm
- Gas fired central heating to radiators
- Private rear garden
- Council tax band-C
- 2 bedrooms, 1 reception room, 1 bathroom
- Constructed in 1988
- Allocated parking
- EPC-C/70

Having been constructed in 1988, this end of terraced dwelling measures approximately 54 sqm/581 sqft, has had a recently replaced shower room and kitchen and is in delightful decorative order throughout.

To the ground floor is an entrance hall with built in storage and a large open plan living/dining area with a box bay window overlooking the rear garden. The kitchen of the property has not long ago been replaced and is in a shaker style with storage at both eye level and base level, has integrated appliances which include a fridge/freezer, a dishwasher, a four-ring gas hob and a double oven with a grill.

To the first floor are two generous bedrooms with a fitted wardrobe and additional wardrobe in the master bedroom and a recently replaced shower room. The shower room benefits from a large double enclosed shower, low level WC, pedestal sink unit and tiled flooring.

Externally, the property has a private rear garden, laid predominantly to lawn and benefitting from panelled fencing and well stocked borders. The property has allocated parking for one vehicle and there is an outside cupboard near the front door.

**Location**

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks. The Milton Park and Ride bus service is only a few minutes walk away from the rear of the property.

**Tenure**

Freehold

**Services**

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

**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.

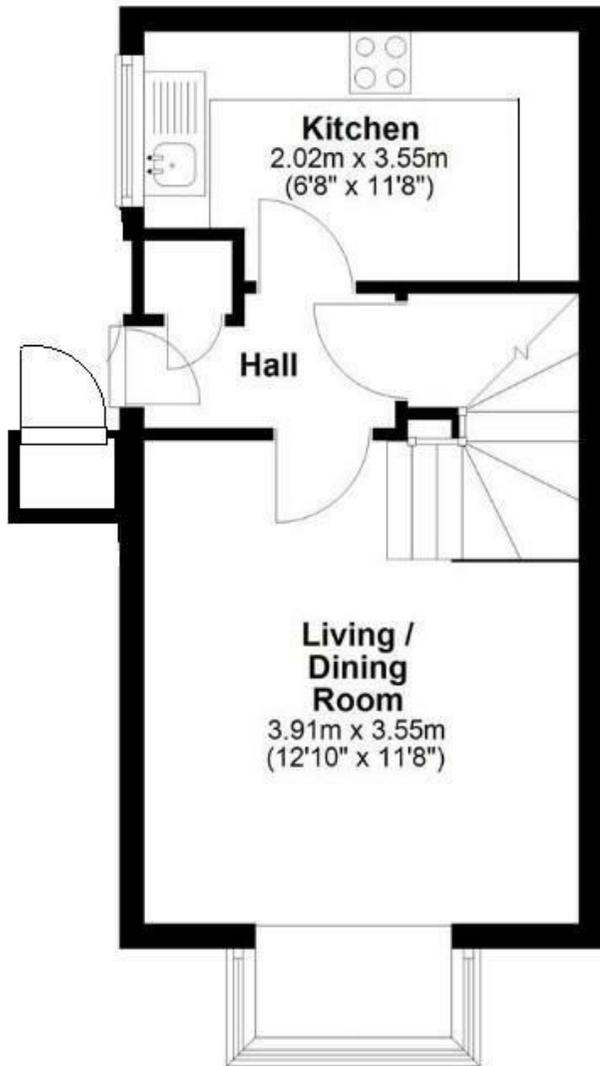
**Viewing**

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



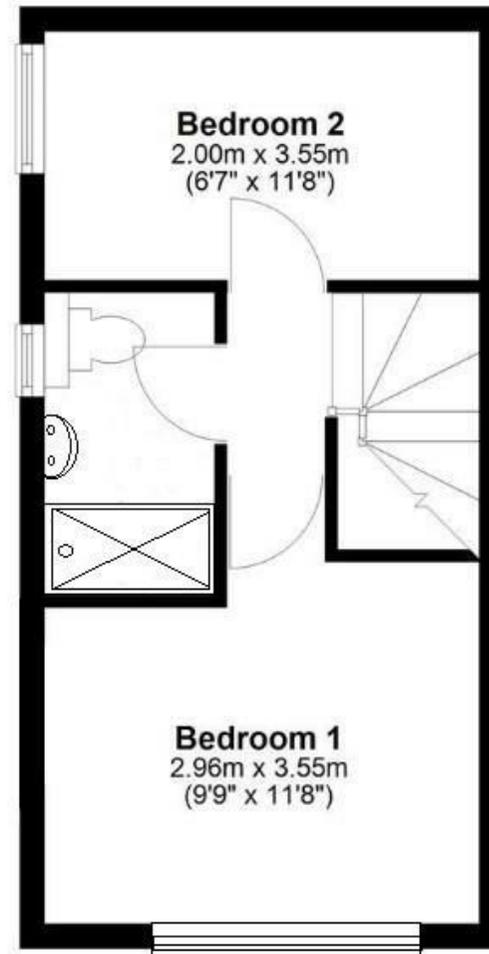
## Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

