



- Cluster house
- 1 bedroom, 1 bathroom, 1 reception room
- 424.1 sqft / 39.4 sqm
- Constructed in 1987
- Electric storage heaters
- Shared parking
- EPC - D / 60
- Council tax band - B

257 The Sycamores, Milton, Cambridge, CB24 6ZD  
Guide Price £230,000 Freehold



**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS ONE-BEDROOM CLUSTER HOME, IDEAL FOR FIRST TIME BUYERS AND CONVENIENTLY PLACED FOR ACCESS TO CAMBRIDGE NORTH TRAIN STATION AND THE NORTH CAMBRIDGE BUSINESS PARKS.**

Constructed in 1987, this one-bedroom cluster home is a freehold home measuring 424.1 sqft / 39.4 sqm. To the ground floor the property comprises an open plan living/dining room with spiral stairs leading up to the first floor and a kitchen off. To the first floor you will find the bedroom and separate bathroom with panelled bath, shower over, pedestal sink and low-level WC.

Externally – The property has a rear garden with a brick wall perimeter on one side and panelled fencing on the opposite side. Private off road parking is available close by.

**Agent's Note**

The property is currently tenanted . In order to protect the tenant's privacy, photos have not been taken of the interior or garden.

**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: electricity, water and mains drainage. Modern high-efficiency storage heaters

**Statutory Authorities**

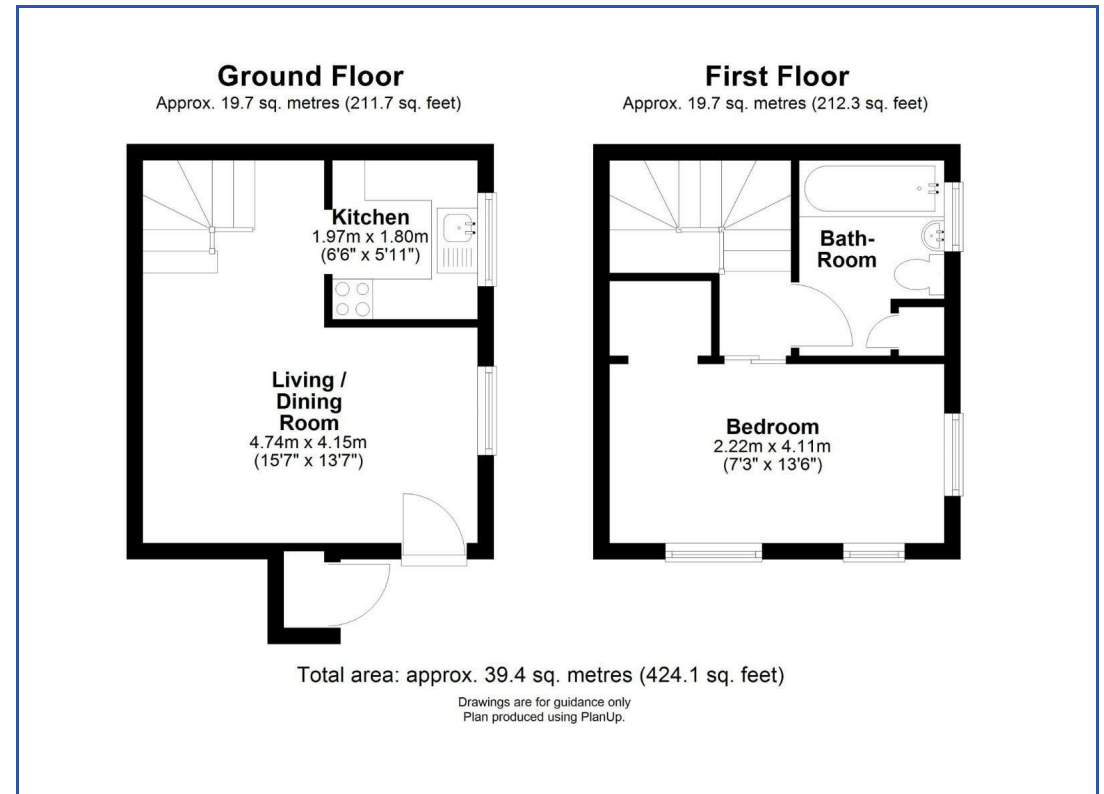
South Cambridgeshire District Council  
Council tax band - B

**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



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>60</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.