



129 The Rowans, Milton, Cambridge, CB24 6YZ

Guide Price £325,000 Freehold



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A RECENTLY RENOVATED, TWO-BEDROOM TERRACED HOME LOCATED WITHIN CYCLING DISTANCE OF CAMBRIDGE NORTH TRAIN STATION AND THE NEARBY NORTH CAMBRIDGE BUSINESS PARKS.

- Terraced house
- 561 sqft/52 sqm
- Gas fired central heating to radiators
- EPC-C/76
- New heating system
- 2 bedrooms, 1 reception room, 1 bathroom
- Constructed in the 1990s
- Garage en bloc
- Council tax band-C

Constructed in the early 1990s, this two-bedroom house is located within The Rowans, Milton and provides accommodation measuring 561 sqft/ 52 sqm. To the ground floor the property comprises an entrance porch with space to hang coats, a living room with window to the front, and a recently replaced kitchen/breakfast room. The kitchen/breakfast room benefits from herringbone flooring, tiled splash backs and white gloss units at both eye level and base level. Within the kitchen there is ample room for a dining room table and a door opening into the rear garden.

To the first floor are two bedrooms which include a generous master bedroom and a second, slightly smaller bedroom which is currently used as a home office/guest bedroom. Completing the first floor is a recently replaced shower room with a large double enclosed shower, an oversized sink with vanity unit below and a low-level WC.

Externally, the rear garden is fully enclosed, laid predominantly to lawn and has an array of flowers and shrubs within. To the rear of the garden is a gate which in turn leads onto a passageway taking you through to the parking at the rear. The property has a garage en bloc with an allocated parking space to the front.

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.

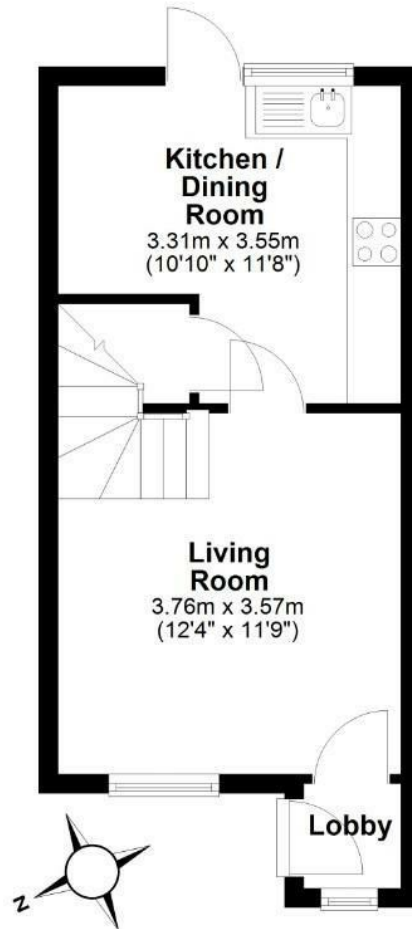
Viewing

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



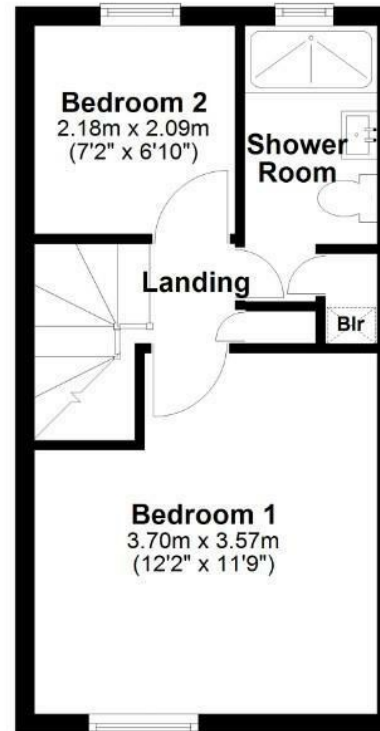
Ground Floor

Approx. 26.8 sq. metres (288.0 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 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		
(81-91) B		
(69-80) C	76	82
(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

