

2 Fox's Close, Milton, Cambridge, CB24 6BT

Guide Price £435,000 Freehold

REDMAYNE ARNOLD & HARRIS

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SITUATED WITHIN EASY REACH OF THE AMENITIES AVAILABLE ALONG THE NEARBY HIGH STREET, THIS DETACHED THREE-BEDROOM BUNGALOW OFFERS WELL-PROPORTIONED ACCOMMODATION EXTENDING TO APPROXIMATELY 81.3 SQM (875.6 SQFT).

- Detached bungalow
- Constructed in 1986
- Gas-fired central heating to radiators
- EPC - D / 61
- 3 bedrooms, 1 bathroom, 1 reception room
- 875.6 sqft / 81.3 sqm
- Driveway parking and garage
- Council tax band - D

Constructed in 1986 and having remained in the same family ownership since it was built, the property presents an excellent opportunity for those seeking a home with a well-established history and scope to adapt the accommodation to suit individual requirements.

The accommodation begins with an entrance hallway, leading through to a spacious living room positioned to the right and a kitchen/breakfast room to the left. The kitchen/breakfast room provides a range of fitted storage units at both eye and base level, together with the added convenience of its own independent access to the driveway and rear garden.

To the rear of the property are three bedrooms, all of which enjoy views over the garden. Bedroom three benefits from doors opening directly onto the rear garden and offers potential to be utilised as an additional reception room, should this better suit a purchaser's needs. A family bathroom, which has been converted to provide a convenient shower room, completes the internal accommodation.

Externally, the property is approached via a private driveway providing off-road parking for one vehicle, which in turn leads to a single garage beneath a pitched roof. The garage is fitted with an up-and-over door to the front and also benefits from independent access to the rear via the garden. The rear garden is a particularly appealing feature, being fully enclosed and enjoying a good degree of privacy with no direct overlooking. Predominantly laid to lawn, the garden is complemented by well-stocked borders, providing an established outdoor space to enjoy.

Location
Milton is a village popular with families because of the highly regarded primary school, catchment for IVC, newly relocated police station and the popular Country Park. The village has excellent major road links including the A14, A10 and M11. The property has easy access to Cambridge City centre, Cambridge North Railway Station, and the Science Park, which 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, GP, health centre, post office, community centre and public houses. Milton is also within easy reach of the River Cam and Fenland countryside walks and cycle routes, as well as a short walk to the Milton Park and Ride bus service for Addenbrookes and the city centre.

Tenure
Freehold

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

Statutory Authorities
South Cambridgeshire District Council
Council tax band - D

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

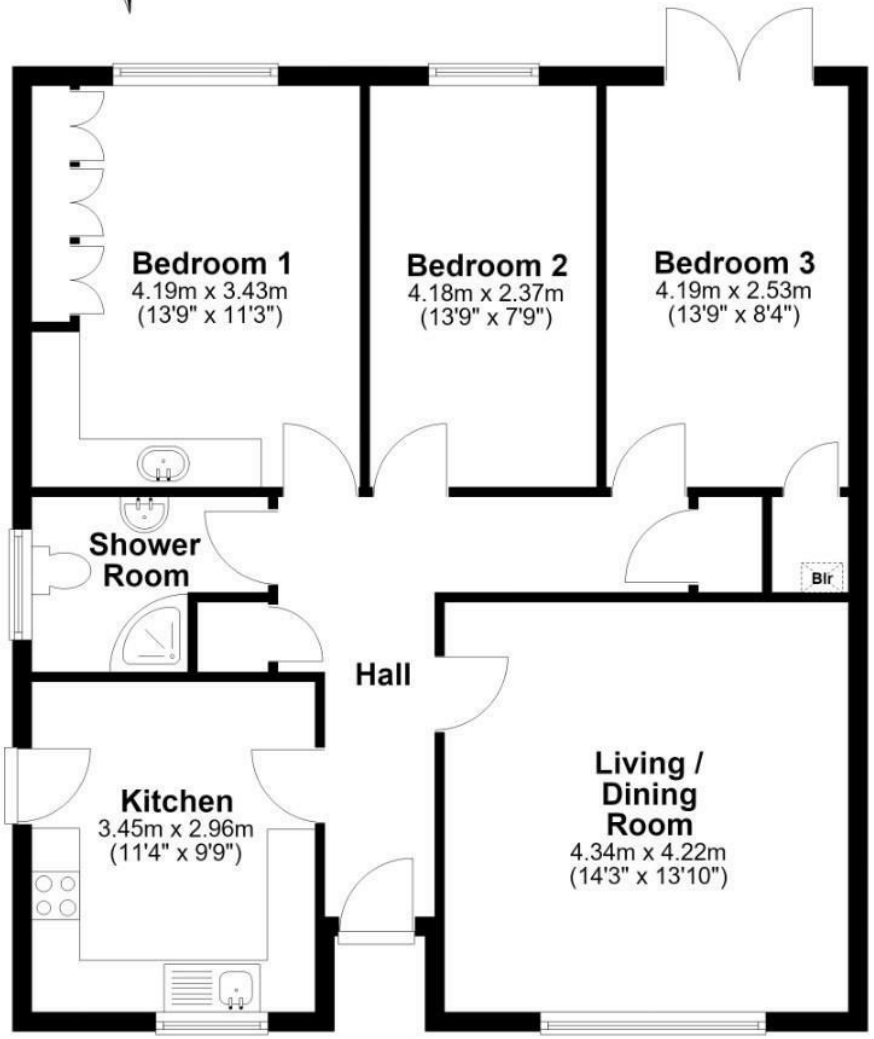






Ground Floor

Approx. 81.3 sq. metres (875.6 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

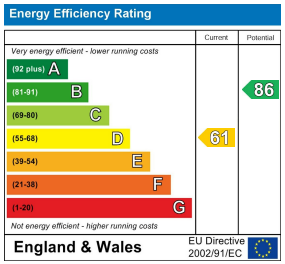
Plus garages, approx. 14.1 sq. metres (152.2 sq. feet)



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For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.











