



204 Lucerne Close, Cambridge, CB1 9SB
Guide Price £375,000 Freehold



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A MUCH-IMPROVED HOME WITH A WEST-FACING GARDEN AND DRIVEWAY PARKING, SITUATED IN A FRIENDLY CUL-DE-SAC JUST UNDER A MILE FROM ARM LTD AND LESS THAN 3 MILES FROM ADDENBROOKE'S. NO CHAIN.

- 575 sqft / 53 sqm
- 2 bed, 1 recep, 1 bath
- Driveway
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- 121 sqm / 0.03 acre
- Built 1986
- EPC – C / 72
- No onward chain

This two bedroom mid-terraced house is conveniently positioned in a pleasant cul-de-sac just a short walk from Cherry Hinton's High Street and just three miles east of Cambridge City centre. The property has been exceptionally well cared for by its owner and is well suited to first time / investment buyers alike, with an expected rental income of around £1500 per calendar month (4% yield).

The accommodation comprises a bright living / dining room, which benefits from the afternoon sun and has a sliding door to the private rear garden. There is a newly fitted kitchen, which has been fitted with a modern range of base and wall mounted units; integrated appliances include an oven and four-ring gas hob. Sliding Crittall doors lead back to the entrance hall, which has space for coats and footwear, coupled with an understairs storage cupboard.

Upstairs are two bedrooms, both including built-in storage. The master bedroom is particularly spacious and includes wall-to-wall sliding wardrobes. The bathroom has been fitted with a modern white suite including a shower over the bath and is complemented by attractive tiling. The landing provides access to a boarded loft with lighting and a renewed access.

Outside, there is allocated parking for two vehicles either side of an open-plan front garden, which is laid to lawn. Being a staggered terrace, the west-facing rear garden has a superb degree of privacy. There is a decking area, well suited to alfresco dining. The remainder is laid to lawn and bordered with paving, shingle and various shrubs. Finally there is a storage shed located at the foot of the garden, the whole is enclosed by fencing.

Location

Lucerne Close is a popular development conveniently situated within easy reach of the local amenities. Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two primary schools, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas 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.

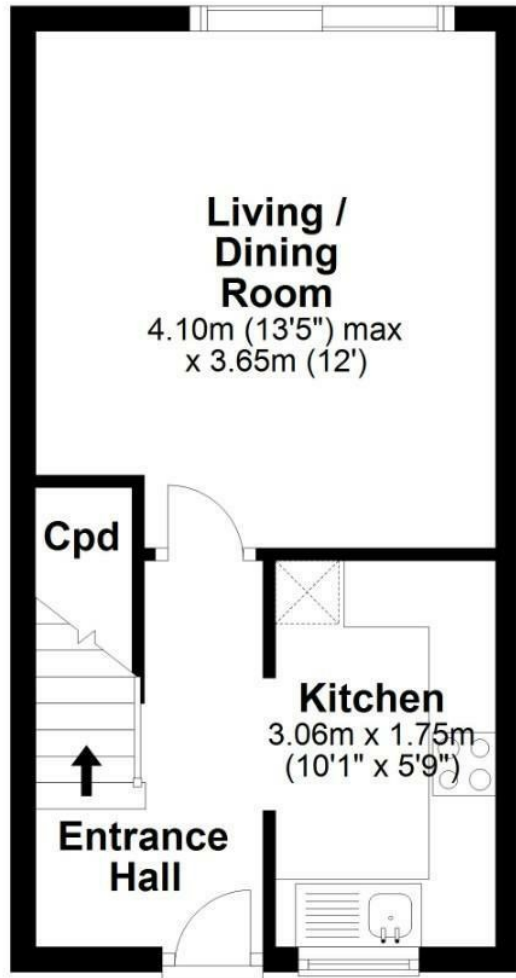
Viewing

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



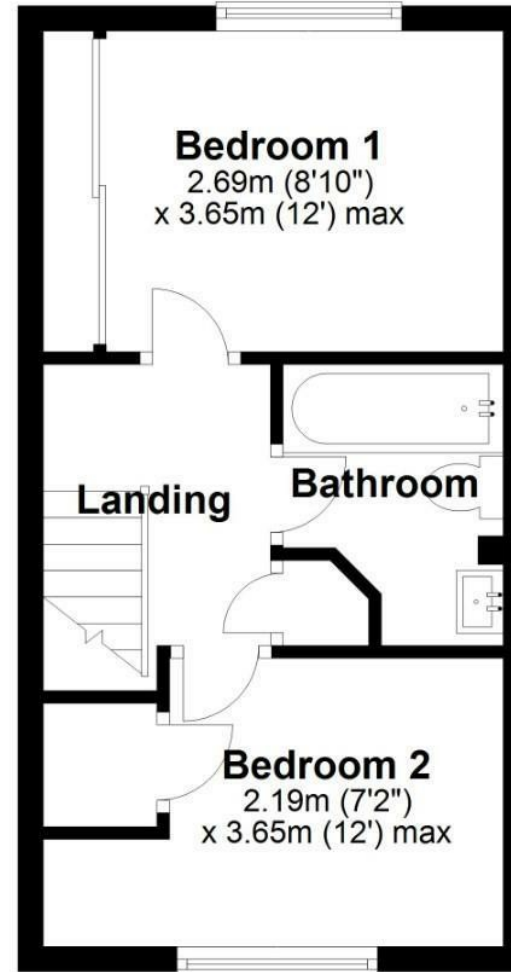
Ground Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 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		90
(81-91) B		
(69-80) C	72	
(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

