20 Moore Close, Cambridge, CB4 1ZP

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PROPORTIONED, THREE-BEDROOM END OF TERRACE HOME, BOASTING A LARGE CORNER PLOT OFFERING SCOPE FOR EXPANSION (STP), AVAILABLE WITH NO ONWARD CHAIN.

- End of terrace home
- Corner plot position
- No chain
- Garage and driveway
- Plot size - approx 0.05 acres
- 3 bedrooms 2.5 bathrooms, 2 reception rooms
- 850 sqft / 79 sqm
- Gas-fired heating to radiators
- 1990s build
- EPC - C / 71

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation and staircase to the first floor. Positioned off the hallway is a convenient downstairs WC.

To the front of the property is a spacious living room measuring approximately 14’6” x 12’5”, offering an excellent main reception space with ample room for lounge furnishings and a pleasant outlook to the front aspect. This opens to the dining room to the rear, through double glazed doors creating a versatile second reception area ideal for formal dining, family gatherings, or even a playroom/home office setup if required. The dining room flows through to the fitted kitchen, which is arranged to maximise workspace and storage, and benefits from direct access to the outside.

The first-floor landing leads to three bedrooms and the bathroom facilities. Bedroom one is a generous double bedroom overlooking the front of the property benefiting from ensuite shower room, whilst Bedroom two is a further well-proportioned double room situated to the rear. Bedroom three is a comfortable single bedroom, which would also suit use as a nursery, study, or dressing room.

Externally, the property enjoys a large corner plot, with the garden mostly laid to lawn and benefits from a garage and driveway, The home extends to approximately 850 sqft of internal accommodation excluding the garage, offering well-balanced living space throughout.

Location
Moore Close forms part of a popular development off Milton Road on the north side of the city conveniently placed for the city centre, Science Park, Cambridge North Station and access to the A14. There are schools for all age groups available close by. There are a range of local shops available at the Arbury Road/Milton Road junction, Mitcham's Corner and there is also a large Tesco Supermarket in nearby Milton. The house is approached from Milton Road via Woodhead Drive, first right into Hopkins Close and then first left into Moore Close.

Tenure
Freehold

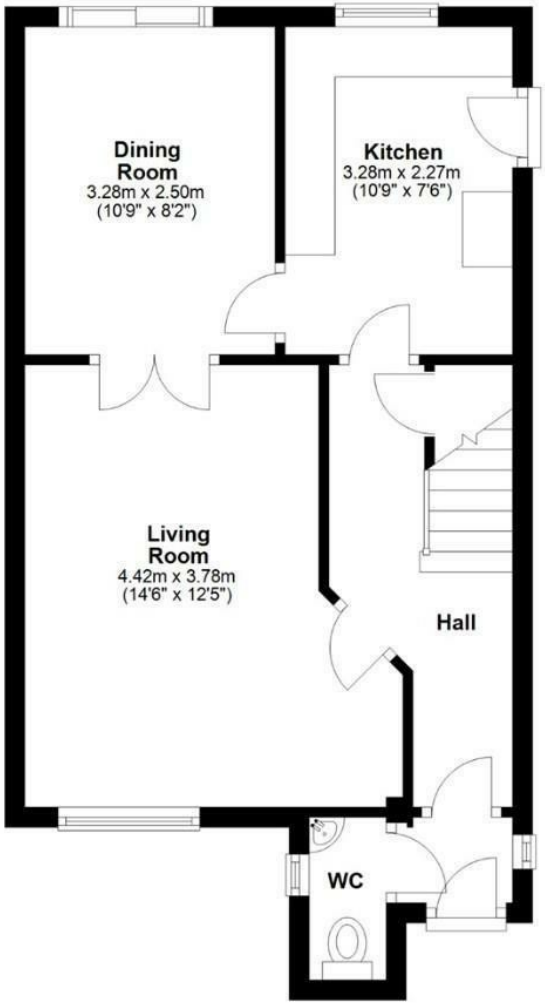
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - E

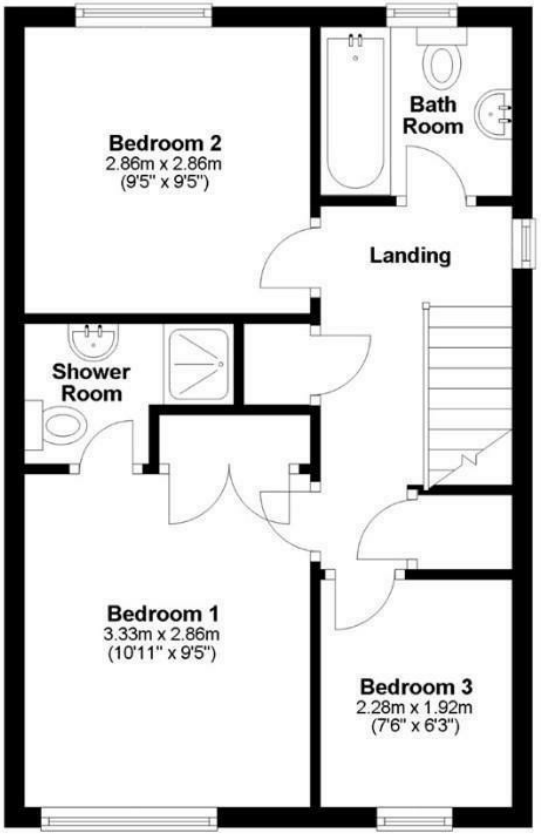
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

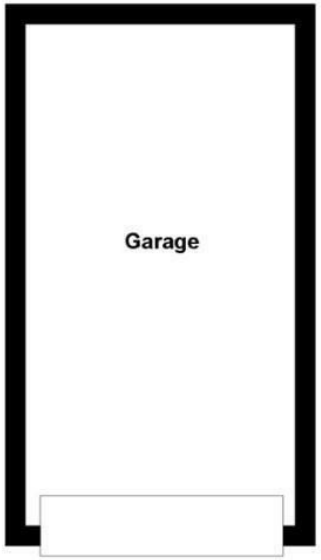
Ground Floor



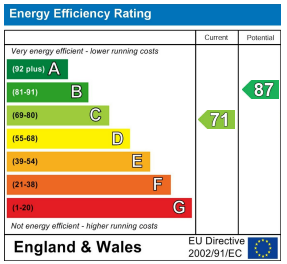
First Floor



Outbuilding



Approx. gross internal floor area 79 sqm (850 sqft) excluding Garage



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.