



The Oaks, Milton
CB24 6ZG



pocock & shaw
Residential sales, lettings & management

25 The Oaks
Milton
Cambridge
CB24 6ZG

A modern one bedroom house with recently fitted kitchen in a convenient village just north of Cambridge.

- Living Room with spiral staircase
- Stylish fitted kitchen with integrated appliances
- Bright double bedroom with windows to two aspects
- Bathroom
- Double glazing
- Electric heating
- Parking space
- Enclosed garden
- Traffic free position
- No upward chain

Guide Price £239,950



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.

Situated within a modern development popular with families and young professionals, this one bedroom property is moments from a wide range of facilities in the village and the pedestrian cycle bridge leading to the Business Park, railway station and Science Park.

Enjoying a traffic-free position and fronting onto a pathway, this improved property in detail comprises;

Ground Floor

Storm porch with utility cupboard, courtesy light, part glazed door to

Living room 15'7" x 13'8" (4.75 m x 4.17 m) with window to side and window to front, spiral staircase to first floor, built in cupboards to one wall, wall mounted electric heater, laminate wood flooring, opening onto

Fitted kitchen 5'11" x 6'6" (1.80 m x 1.97 m) with window to side, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer taps, built in Bosch four ring electric hob with Bosch oven below and Bosch extractor fan over, under unit lighting, integrated fridge/freezer, Bosch slim line dishwasher and space and plumbing for washing machine, ceiling mounted spotlight unit.

First Floor

Landing with loft access hatch (pull-down ladder to roof void), door to bathroom and door to

Bedroom 13'8" x 7'11" (4.16 m x 2.41 m) a bright room with windows to two aspects, wall mounted electric heater.

Bathroom with window to side, panelled bath with tiled surround (Travertine tile border detailing), folding glass shower screen and mixer taps with chrome shower unit over, wash handbasin, wc, mirror fronted wall cabinet, chrome heated towel rail, cupboard housing the high efficiency water cylinder, slatted wood shelving.

Outside Enclosed garden about 18ft x 16ft laid to lawn with flower and shrub borders, patio area, pedestrian access across the side of the garden for neighbour to access their garden area. Parking space.

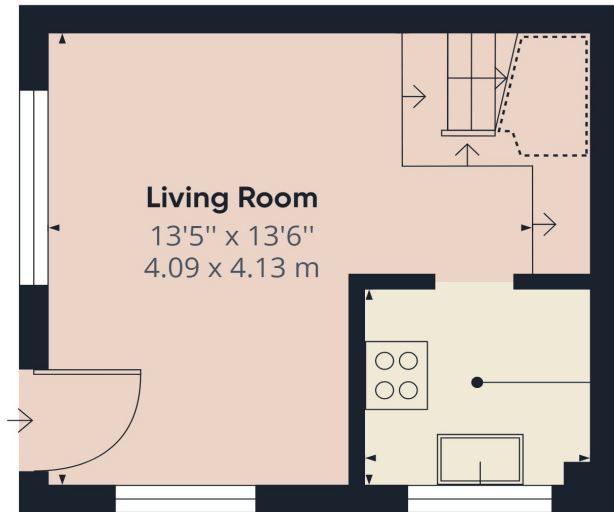
Services Mains water, electricity and drainage.

Tenure The property is Freehold

Council tax Band B

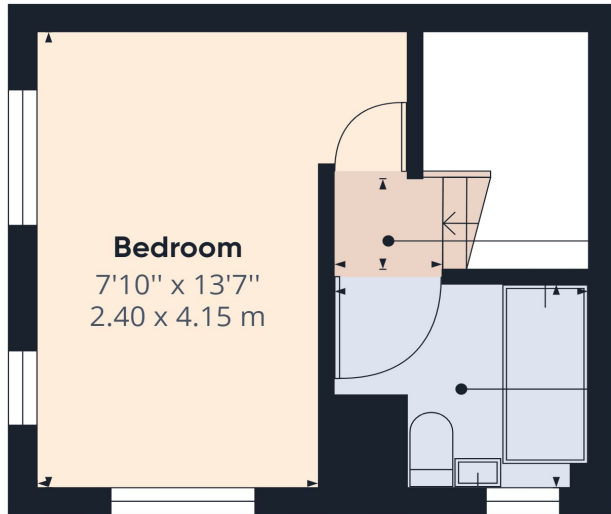
Viewing by arrangement with Pocock & Shaw





Living Room
13'5" x 13'6"
4.09 x 4.13 m

Kitchen
6'5" x 5'10"
1.97 x 1.79 m



Bedroom
7'10" x 13'7"
2.40 x 4.15 m

Landing
3'2" x 2'9"
0.98 x 0.86 m

Bathroom
7'5" x 6'2"
2.27 x 1.90 m

Approximate total area

374.62 ft²
34.80 m²

Reduced headroom

13.68 ft²
1.27 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested