



Crowland Way, Cambridge, CB4 2NA



pocock & shaw

Residential sales, lettings & management

48A Crowland Way  
Cambridge  
CB4 2NA

A first floor two bedroom maisonette with off street parking and its own enclosed garden area in a popular and convenient location, just to the north of the city.

- First floor maisonette
- 2 double bedrooms
- 21ft living room/kitchen area
- Windows to three sides
- Bathroom
- Excellent rental potential
- Double glazing
- Electric heating
- Enclosed garden area
- Off street parking space

Offers around £255,000



This first floor 2 double bedroom maisonette forms one of two maisonettes which make up this detached property, tucked away to one corner of the road.

The maisonette, built in 2008 offers an opportunity for first time buyers to purchase a property in Cambridge, as well as an investor looking for a rental property. There is no ground rent (peppercorn) payable and no service/maintenance charge.

Crowland Way is a convenient city location with a wide range of facilities nearby including shops and schooling. It is well situated for access into the city centre, Cambridge North railway station, the Science/Business parks located off Milton Road and offers easy access onto the M11/A14.

In detail, the accommodation comprises;

Part glazed upvc front door to

**ENTRANCE LOBBY** with stairs to first floor

**FIRST FLOOR HALLWAY** 'L' shaped hallway with wall mounted electric panel radiator, loft access hatch.

**KITCHEN/LIVING ROOM** 21' 7" x 11' 8" (6.58m x 3.56m) with window to rear and window to side, coving, fitted kitchen area with a good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring electric hob with extractor hood over and electric oven below, space and plumbing for washing machine, wall mounted electric panel heater, vinyl flooring to kitchen area as well as ceiling mounted spotlights.

**BEDROOM 1** 12' 7" x 10' 8" (3.84m x 3.25m) with window to side, electric panel radiator.

**BEDROOM 2** 11' 8" x 7' 5" (3.56m x 2.26m) with window to front, electric panel wall mounted radiator, airing cupboard with factory lagged hot water tank.

**BATHROOM** with window to rear, panelled bath with 3/4 tiled surround and Triton electric shower over, wash handbasin with tiled splashbacks and window sill over, wc, extractor fan.

**OUTSIDE** Private enclosed garden area (10'4 x 10'0) laid to gravel with timber fenced surround, secure gate. Adjacent timber shed to remain.

Allocated off road parking space for one vehicle, accessed via Whitfield Close.

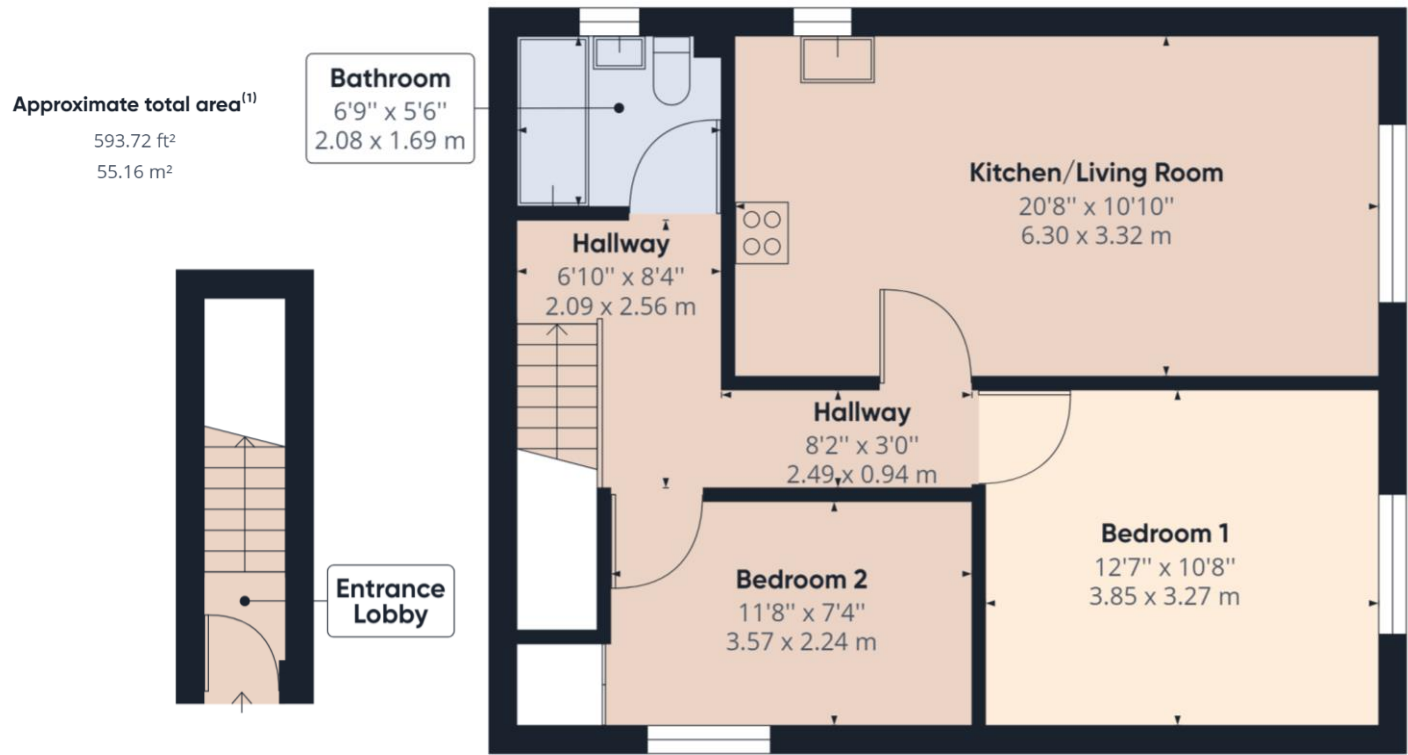
**SERVICES** Mains water, electricity and drainage.


**TENURE** The property is Leasehold. There is 110 years left on the lease (125 years from 2008). There is no ground rent or service charge. The property has its own buildings insurance policy.

**COUNCIL TAX** Band B

**VIEWING** By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	64	66
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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