



51a Old School Lane, Milton, CB24 6BS



pocock & shaw

Residential sales, lettings & management

51a Old School Lane
Milton
Cambridge
Cambridgeshire
CB24 6BS

A freshly decorated three bedroomed detached home with new kitchen and flooring throughout, in a residential cul de sac just off the High Street, with the Country Park close by. Featuring a large lounge/dining room, fitted kitchen and three bedrooms. Ample off road parking and enclosed rear garden.

- Reception hall with Cloaks WC
- L shaped lounge dining room
- Fitted kitchen
- Landing
- Three bedrooms
- Family bathroom
- Gas radiator heating system
- Single garage and parking
- No onward chain

Offers in region of £489,500



A detached three bedroom home, in the much sought after village of Milton just to the north of Cambridge. The village is ideally placed for access to the A14/ M11 and the Science park, with a regular bus service. The property has ample off road parking with a driveway to the side leading to a single garage.

Part glazed entrance door to:

Reception hall Radiator, stairs rising to the first floor. Door to:

Cloaks WC Fitted wall mounted wash basin and close coupled WC, window to the side.

Lounge area 14'8" x 12'11" (14.70 ft x 12.90 ft) Window to the front, radiator. Fitted gas fire with surround, opening to:

Dining area 10'11" x 10'5" (10.90 ft x 10.40 ft) Sliding patio door to the rear, radiator. Door to:

Kitchen 11'0" x 7'1" (11.00 ft x 7.10 ft) Newly fitted Magnet kitchen with units set under a contrasting work surface. Inset single drainer stainless steel sink unit with mixer tap, range of base units. Four burner gas hob with stainless steel canopy extractor, single oven and integrated microwave. Matching range of wall mounted cupboards. Windows to the rear and side aspect. Door to the rear garden. Space and plumbing for washing machine and dishwasher. Built in pantry cupboard, radiator.

Landing Window to the side. Access to loft space.

Bedroom one 13'11" x 10'1" (13.90 ft x 10.10 ft) Window to the front, radiator.

Bedroom two 11'1" x 10'1" (11.10 ft x 10.10 ft) Window to the rear radiator.

Bedroom three 10'1" x 8'5" (10.10 ft x 8.40 ft) Window to the front, radiator.

Shower room Fitted suite with wall mounted wash basin and double walk in shower with glazed shower screen. Radiator and window to the rear.

Separate WC Close coupled wc, window to the rear.

Outside There is a gravelled off road parking area with wrought iron fence and double opening gates. Driveway to the side providing further off road parking.

Single garage With single up and over door, pedestrian door to the rear.

Rear garden Fully enclosed with fencing to the side and rear boundaries, patio area, gated pedestrian side access. Outside cold water tap and wiring for security light.

Services All mains services are connected

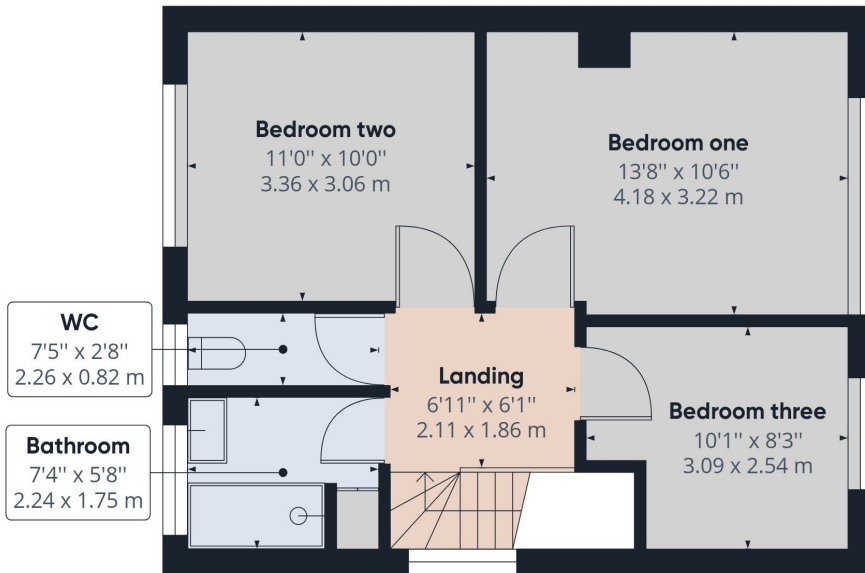
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

935.59 ft²
86.92 m²



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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