



The Elms, Milton
CB24 6ZQ

Pocock + Shaw

29 The Elms
Milton
Cambridge
Cambridgeshire
CB24 6ZQ

A well presented 3 bedroom property enjoying a quiet, traffic-free position in this popular development within the village

- Traffic-free position
- Small grassed area to front
- Gas central heating
- Fitted kitchen area
- Enclosed rear garden with pizza oven/BBQ
- Garage
- No upward chain

Guide Price £375,000



Milton is a popular village located about 4 miles north of Cambridge city centre. 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. This popular village possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. There is also a highly regarded primary school with in the village and secondary education is available at Impington Village College. The village is also within easy reach of the River Cam and Fenland countryside walks.

This well presented property enjoys a quiet, traffic-free position. Viewing comes highly recommended.

In detail, the accommodation comprises:

Ground Floor

Storm porch with part glazed door to

Entrance lobby with radiator, door to built in cupboard (with utility meters), laminate wood flooring, door to

Sitting room 14'1" x 15'2" (4.30 m x 4.62 m) with window to front, two radiators, stairs to first floor, laminate wood flooring, door to

Kitchen/ Dining room 15'1" x 8'9" (4.61 m x 2.67 m) with part glazed door and windows to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring stainless steel gas hob with extractor hood over, built in electric oven with microwave over, space and plumbing for washing machine, wall mounted Vaillant Ecofit gas combination boiler.

First Floor

Landing with loft access hatch, built in linen cupboard with slatted wood shelving.

Bedroom 1 8'11" x 10'8" (2.71 m x 3.26 m) with window to front, radiator, double doors to deep built in wardrobe with clothes hanging rail.

Bedroom 2 10'0" x 8'4" (3.05 m x 2.54 m) with window to rear, radiator.

Bedroom 3 6'6" x 6'1" (1.97 m x 1.85 m) with window to front, radiator.

Bathroom with window to rear, panelled bath with chrome shower unit, aqua board surround and glass shower screen over (rest of walls fully tiled), vanity wash handbasin, WC, extractor fan, radiator.

Outside Open plan garden to front mainly laid to lawn with flower and shrub borders. Rear garden (7.5m x 4.82m) with timber decked area adjacent to the rear of the property (with lighting and power point), small turfed area. Brick built BBQ with stone pizza oven, paved area to the rear with shed. Brick built garage to the rear (2.49m x 5.11m) with aluminium up and over door to front and eave storage.

Services All mains services

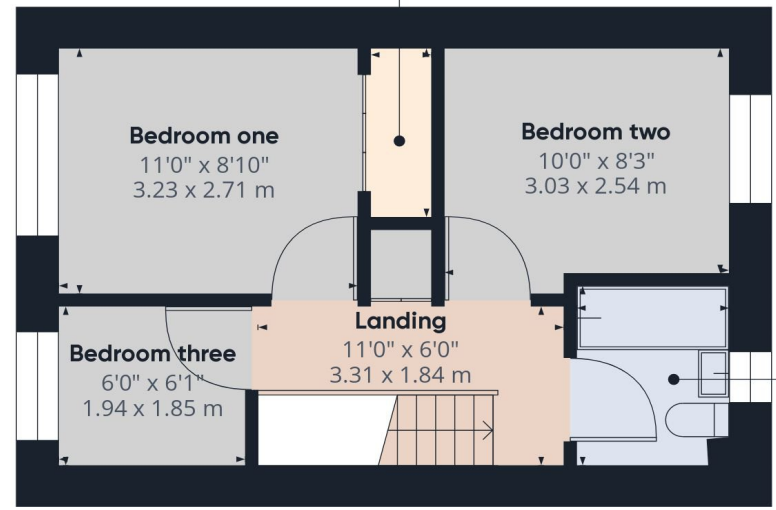
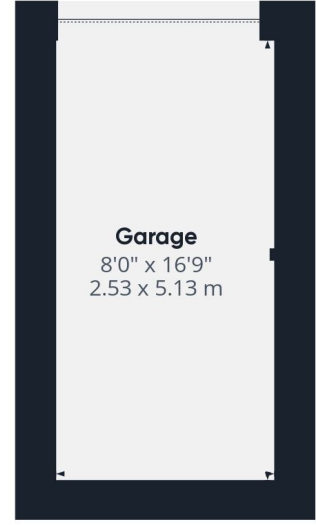
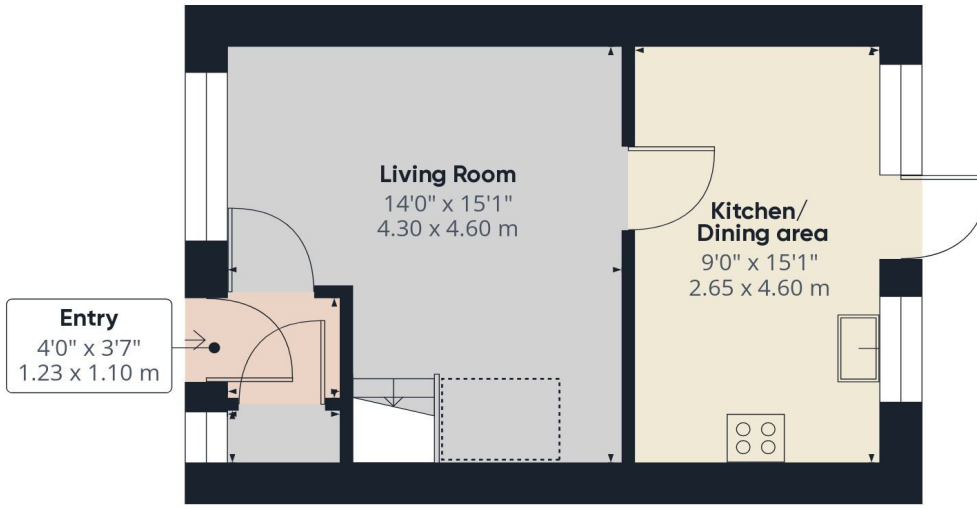
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



Approximate total area

806.22 ft²
74.9 m²

Reduced headroom

12.16 ft²
1.13 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