



Caribou Way, Cambridge CB1 9XG



pocock & shaw

Residential sales, lettings & management

38 Caribou Way
Cambridge
Cambridgeshire
CB1 9XG

A well located one bedroom first floor maisonette enjoying a tucked away cul-de-sac position in a popular Cherry Hinton location.

- First floor maisonette
- Well proportioned accommodation
- Double bedroom
- Kitchen
- Living room
- Bathroom
- Electric heating
- Extended lease
- Allocated parking space
- No upward chain
- No ground rent payable
- No service charge payable

Guide Price £210,000



A well located one bedroom first floor maisonette well located off Cherry Hinton Road, ideal for a first time purchase or investment. The property sits in a quiet, yet central cul-de-sac.

The property has recently been re-decorated but offers further scope for some updating, offering any purchaser a chance to update as preferred and to put their own stamp on the property.

In detail the accommodation comprises;

Recessed porch with utility cupboard housing the meters, part glazed door to

Entrance Lobby with stairs to first floor hallway, coat hooks, electric fuse box.

Hallway with loft access hatch.

Living room 16'7" x 12'2" (5.05 m x 3.70 m) with window to front, wall mounted gas fire, built in overstairs cupboard, pendant lighting on dimmer control, door to

Kitchen 13'4" x 5'7" (4.07 m x 1.71 m) with window to rear, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, Altimo electric cooker to remain (new in 2021). Space and plumbing for washing machine, stainless steel sink unit and drainer.

Bathroom with panelled bath with tiled surround, mixer taps and shower attachment over, wash handbasin with tiled splashbacks, mirror and shaver point over, WC, extractor fan.

Bedroom 11'10" x 9'3" (3.60 m x 2.83 m) with window to rear, wall mounted Creda storage heater, bi-folding doors to built in cupboard with clothes hanging rail, lagged hot water tank with slatted wood shelving.

Services Mains water, gas, electricity and drainage.

Tenure The property is Leasehold, 189 years from 1 September 2004.

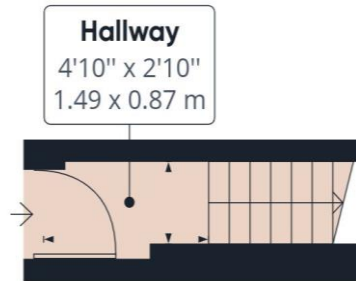
No ground rent payable
No service charge payable

Council tax Band B

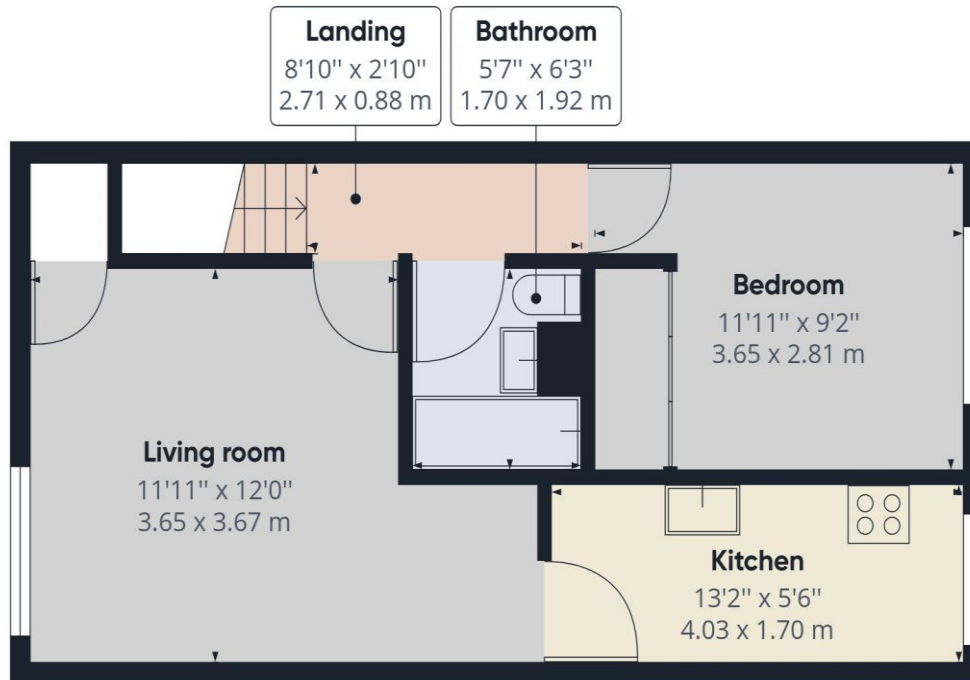
Viewing By arrangement with Pocock & Shaw



Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(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