

2 Bed End Of Terrace In Hopkins Close , Cambridge, CB4 1FD

£375,000





SHORT DESCRIPTION

Property Ref: 16655 - 7 minute cycle to Cambridge North Railway Station - Two double bedrooms - Garden - Garage & off-street parking - Freehold - Convenient location This charming, two-bedroom, end-of-terrace house is located on a peaceful residential cul-de-sac in Cambridge. Hopkins Close is situated in a popular area of North Cambridge in a sought-after, modern development off Milton Road, with excellent connections to Cambridge North and its direct trains to London King's Cross. Also nearby are the A14 and the Science and Business Parks, as well as convenient cycle paths to the vibrant centre of Cambridge city. Within walking distance are several shops, including two Co-Ops, and there are also two large Tesco superstores. There is also plentiful schooling in the local area. The river is about a mile's walk through Chesterton, with the neighbouring open spaces of Stourbridge and Midsummer Commons. The double glazed front door leads to a hallway with a further door to a spacious living & dining area with a bay window to front and stairs to the first floor. A modern kitchen spans the width of the house at the back, with plumbing for washing machine and dishwasher, a wall-mounted gas boiler and space for a cooker with extractor over. A window and door from the kitchen open out to a private rear garden with paving, lawn, raised beds and gated side access to the close. The upstairs landing has an airing cupboard and a loft hatch with pull-down ladder leading to a fully-boarded attic with power, light and a skylight. There are two double bedrooms; the one at the front features a built-in wardrobe. The house is completed by a bathroom with shower over bath featuring tiled walls and a heated towel rail. Given the house's end-terrace position, the bathroom benefits from natural light. Next to the house, an off-street parking space adjoins a brick-built single garage with power and light connected, ideal for secure parking, plentiful storage or use as a workshop. Property Type: End of Terrace Full selling price: £375000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 626 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Garage, Driveway, Private, Off street Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied -----

2

Bed Room(s)

1

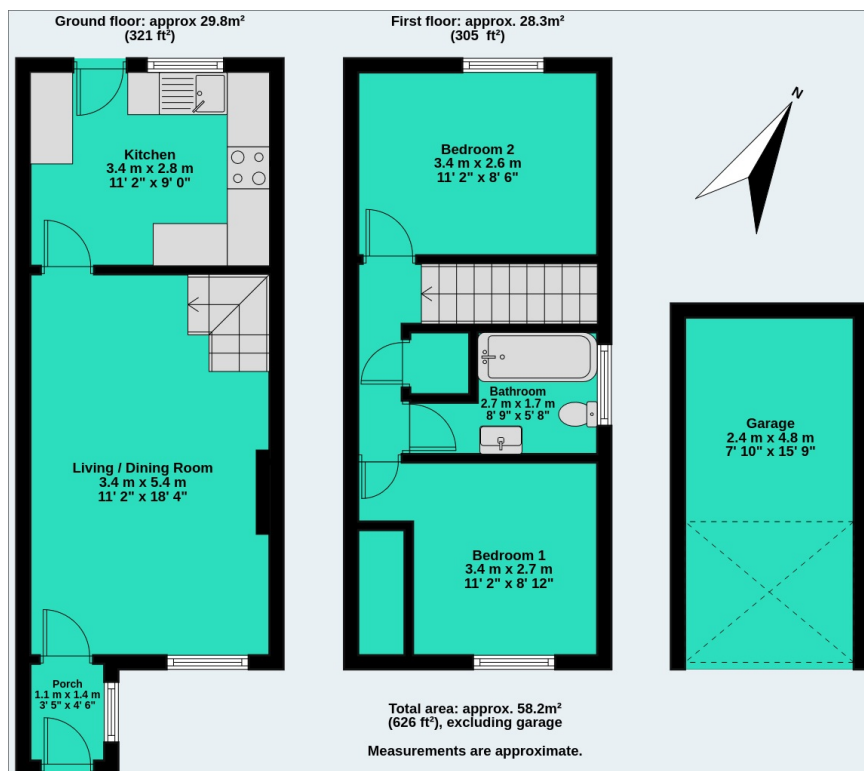
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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