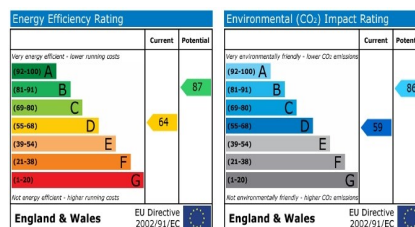


For Sale: Malletts Road CB1
3 Bedroom End Terrace House
Price: OIEO £250,000.00



For Sale
Malletts Road
OIEO: £250,000.00
Cherry Hinton
Cambridge. CB1 9HA



E & C Estates: are proud to present this
3 Bedroom End Terrace House in
Cherry Hinton, Cambridge.CB1

Viewing by appointment only
E & C Estates
Tel: 01322 227 528
57 Hythe Street, Dartford, DA1 1BG

E & C Estates are delighted to bring to the market this spacious end terrace house in the heart of Cherry Hinton, Cambridge.

The paved driveway provides off-road parking for two vehicles and there is gated side access to the garden. A porch provides covered access to the property.

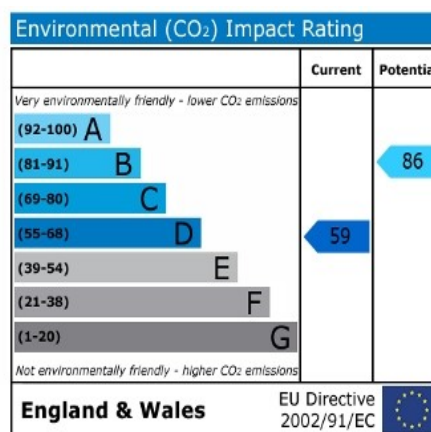
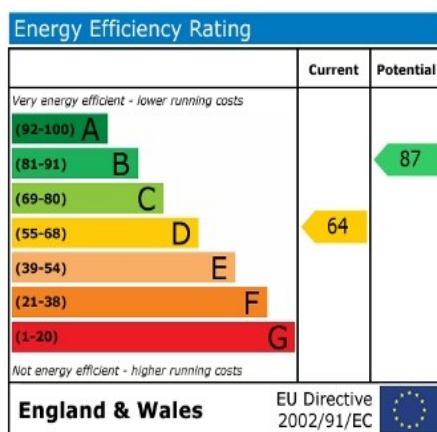
Entrance is through a part glazed PVCu door. The entrance hall is fitted with laminate flooring and radiator. Understairs cupboard with carpeted stairs rising to the first floor and doorways leading to the living/ dining room which is fitted with laminate flooring and radiators with double glazed windows to front and rear aspect.

The kitchen is fitted with tiled flooring, a range of wall and base units with worktops over, stainless steel sink unit with mixer tap and drainer over, tiled splashbacks, oven with gas hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine and dishwasher. Double glazed window to rear aspect and PVCu doorway leading to the sun room which is fitted with tile effect laminate flooring, lighting and power. Space for washing machine, dishwasher and fridge/ freezer. Window to rear aspect and doorway to a shower room which has tiled flooring and part tiled walls, low level W.C., hand wash basin and shower enclosure. Double glazed, obscured glass window to side aspect. PVCu door from the sun room provides access to the rear garden.

First floor landing is fully carpeted with loft hatch and doorways to the three bedrooms. All are fitted with radiators and double glazed window to either the front or rear aspect. Bedroom two benefits from a built in cupboard and bedroom one overlooks the garden.

The bathroom is fitted with floor tiles, low level W.C., hand wash basin and bath with shower over. Part tiled walls, heated towel rail and double glazed, obscured glass window to rear aspect.

The rear garden is fully enclosed by fencing, the garden is mostly laid to lawn. There is concrete patio area, pond, shed and separate concrete base at the rear for an additional shed or outbuilding to be built.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.