



Woburn Close, Cambridge
CB4 2SS

Pocock + Shaw

17 Woburn Close
Cambridge
Cambridgeshire
CB4 2SS

A spacious 2 bedroom split-level top floor maisonette with balcony located within easy reach of the Science park A14 and M11

- Spacious split-level maisonette
- Two double bedrooms
- Living room with access to sunny balcony
- Cloakroom
- Kitchen/Dining room
- Private (bike) store and communal stores to rear of property
- Gas central heating
- Free off-street parking available
- No upward chain

Guide Price £250,000



Woburn Close is situated to the north of Cambridge city centre and provides a traffic free route to North Cambridge station, and Science Park. Citi 1 bus stop to central Cambridge train station and to Addenbrookes. Quiet leafy cycle route to West Cambridge and to Cambridge Station (20 mins). Arbury Court is a 5 minute walk away with vegetable shop, butcher, baker and cycle repair shop.

This spacious 2 bedroom maisonette offers bright and spacious accommodation over two floors. The property offers a well fitted kitchen/dining room and a separate sitting room with access to its own balcony which gets the morning and early afternoon sunshine while the rear of the property gets late afternoon sun and views of the park.

The property has been much improved under the ownership of the current owner (a detailed information sheet can be provided on request) new PVC windows and sliding patio door, both doubled-glazed with toughened glass and acoustic-laminate, and a 2015 composite front door also with good acoustic and thermal insulation.

In detail, the accommodation comprises;

Sitting room 11'6" x 11'2" (3.51 m x 3.40 m) with upvc double glazed doors to balcony, radiator.

Balcony 4'9" x 11'5" (1.45 m x 3.48 m) south east facing with open views.

Entrance lobby with stairs to first floor, understairs recess area, coat hooks, radiator, door to

Inner lobby with doors to

Cloakroom with WC, wash handbasin, extractor with tiled splashbacks and extractor fan.

Kitchen/Dining room 13'3" x 11'3" (4.03 m x 3.43 m) with window to rear, good range of wall and base units with roll top work surfaces and splashbacks, stainless steel sink unit and drainer, space and plumbing for washing machine and dishwasher, space for electric cooker with splashback behind, wall mounted combi

gas central heating boiler, shelved pantry cupboard, ceramic tiled flooring.

First Floor

Landing with large shelved cupboard with electrics and worktop, with shelved linen cupboard to side. Used as a study area. Doors to

Bedroom 1 11'2" x 11'6" (3.40 m x 3.51 m) with window to front, radiator.

Bedroom 2 11'0" x 11'3" (3.36 m x 3.44 m) with window to rear, radiator.

Bathroom with panelled bath with fully tiled surround, mixer taps and shower attachment over, wash handbasin, fully tiled walls, large wall mirror, radiator, extractor fan.

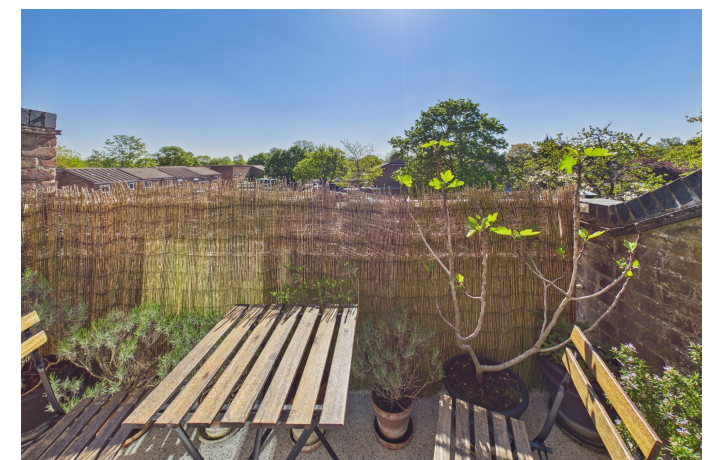
Outside Secured private brick built (bike) store, and communal bin store to rear. Off road parking facilities to front.

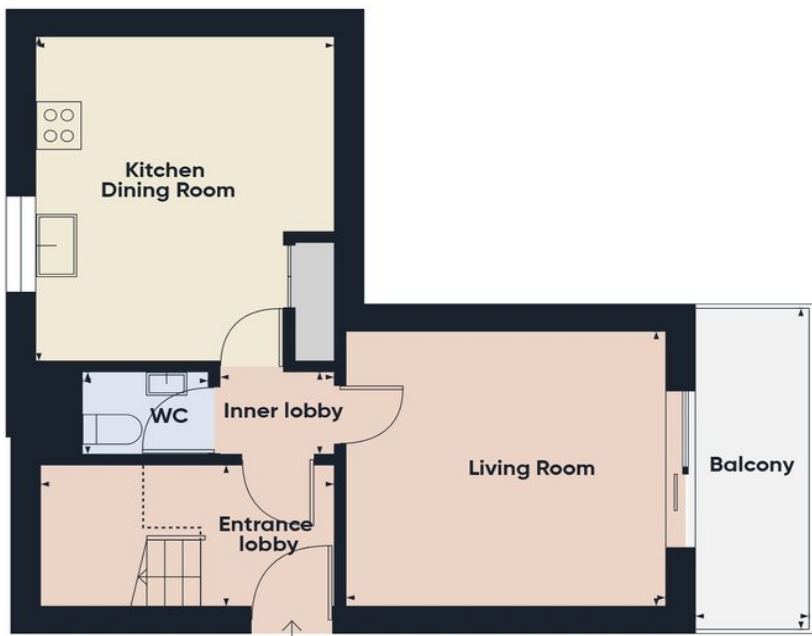
Services All mains services

Tenure The property is Leasehold - 110 years from 07/10/2002 (86 years remaining).
Service charge: £500 per annum
Ground rent: £10 per annum

Council Tax Band B

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	78	78
(55-68) D		
(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