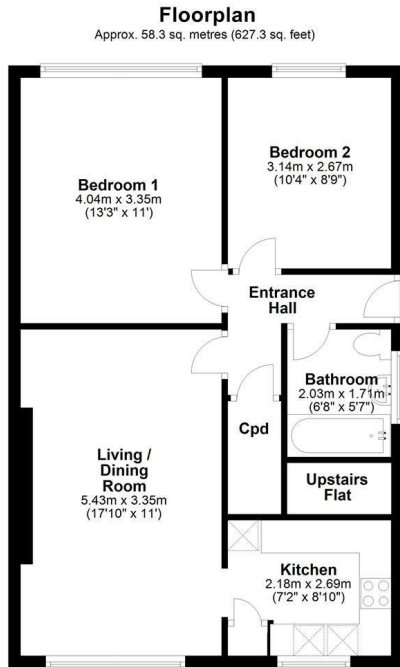




11 Chatsworth Avenue, Cambridge, CB4 3LT  
Guide price £310,000





Total area: approx. 58.3 sq. metres (627.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- No Onward Chain
- Ground Floor
- Private Garden
- New Kitchen
- Long Lease
- No Service Charge

A well presented two bedroom ground floor maisonette extending to approximately 630 sq ft, offered in good condition and with no onward chain.

The property is accessed from the side and opens into a bright bathroom, which is fully tiled and fitted with a shower over bath, WC, basin, a large window, and an extractor fan.

Both bedrooms are positioned to the rear of the property overlooking the private garden. They are generous double rooms, carpeted and neutrally decorated, providing comfortable spaces. The principal bedroom is the larger of the two and benefits from a wider window, although both rooms enjoy excellent natural light.

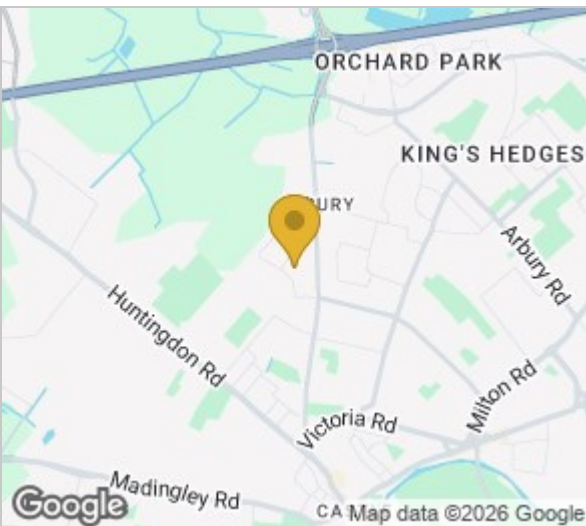
To the front of the property is a spacious living and dining room, recently redecorated to give a fresh and inviting feel. The room comfortably accommodates both seating and dining areas, and a large front facing window allows for an abundance of natural light.

The kitchen is located just off the living space and features a tiled floor, integrated gas hob, plumbing for white goods, and space for a tall fridge freezer. There is ample storage provided by a range of cupboards, some of which have been finished in a dark blue, adding character to the space.

Externally, the property benefits from a private rear garden, offering a pleasant and secluded green space. On street parking is available nearby. Additional features include an under stairs storage cupboard and gas central heating powered by a recently installed boiler.

Located on a quiet residential street, the property is within walking distance of the amenities along Histon Road and benefits from excellent transport links to the city centre and easy access to the A14.

///shaky.ahead.toxic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	76

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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