



Vicarage Close
Cambridge, CB25 0LY
Guide Price £325,000

23 Vicarage Close, Cambridge, CB25 0LY

This three-bedroom semi-detached home offers generously sized rooms and is conveniently located in a quiet location in this popular, well-served village.

The property boasts tremendous potential for a prospective buyer to personalise, whether by retaining the existing layout or extending (subject to planning consent). The accommodation includes an entrance hall, living room, kitchen, dining room, laundry room with WC, three bedrooms, and a main bathroom. It

features double-glazed windows and oil-fired central heating.

Externally, the home benefits from a sizeable rear garden with views over allotments and the countryside. The front garden and driveway provide convenient off-road parking.

Council Tax (B) East Cambs
EPC (TBC)

Entrance Hall

With uPVC entrance door, stairs to first floor, door leading to:

Sitting Room 12'8" x 10'11" (3.87 x 3.34)

With uPVC window to front aspect, radiator.

Kitchen/Dining Room 18'11" x 10'1" (max) (5.79 x 3.08 (max))

With a range of wall and base units with work tops over, integrated stainless steel sink with drainer with mixer tap over, uPVC window overlooking the garden. Integrated electric hob, integrated eye level double oven, integrated dishwasher, space for fridge/freezer, radiator, uPVC door and further window to rear aspect.

Rear Porch

With uPVC doors to front and rear aspect, door leading to:

Utility/WC 9'8" x 6'0" (2.96 x 1.84)

With Low level WC and a range of

base level units with space and plumbing for washing machine and tumble dryer. uPVC windows to side aspect over garden.

FIRST FLOOR

Bedroom 1 10'11" x 10'9" (3.34 x 3.30)

With built in wardrobe, radiator, uPVC window to front aspect.

Bedroom 2 11'1" x 8'7" (3.40 x 2.63)

With built in wardrobe, radiator, uPVC window to rear aspect.

Bedroom 3 8'5" x 6'3" (2.57 x 1.92)

With uPVC window to front aspect, radiator.

Shower Room

With low level WC, shower cubicle, handwash basin, uPVC window to side aspect, radiator.

OUTSIDE

The property is approached via a driveway offering convenient parking, front garden laid mainly to lawn.

To the rear, the garden is laid mainly to lawn with greenhouses, raised decking area and superb views across allotments and open fields.

PROPERTY INFORMATION:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 87 SQM

Parking – Off-road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - TBC

Broadband Type – Superfast

available, 75Mbps download, 20Mbps

upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of



GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.



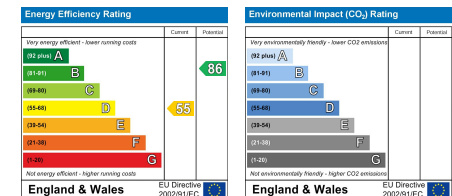
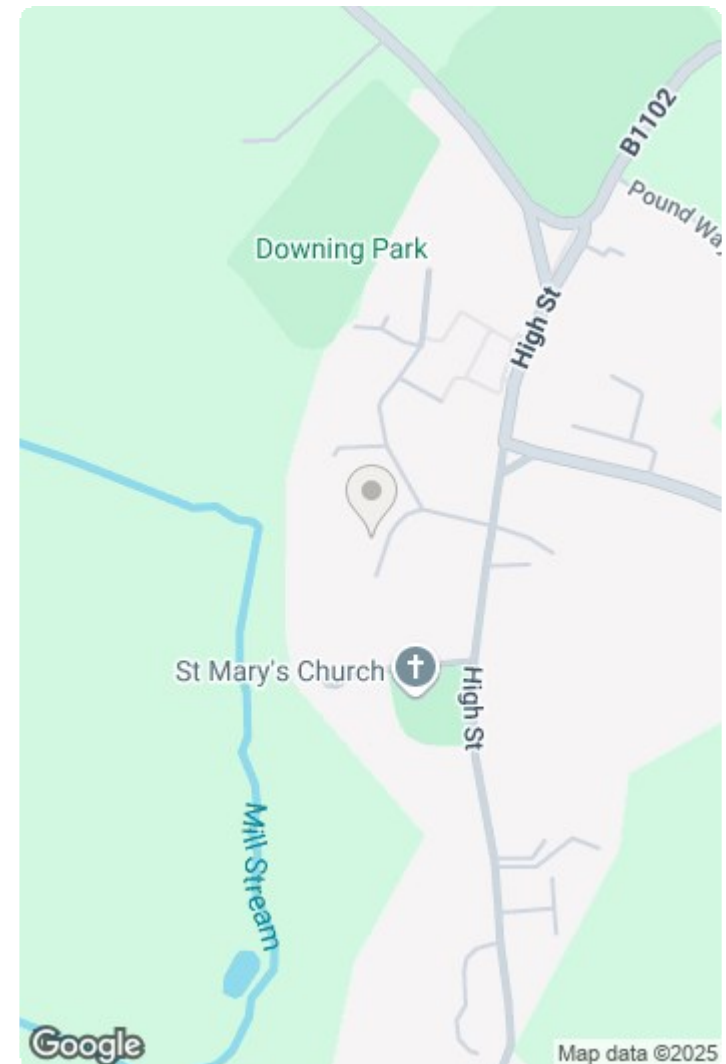
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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