



**The Elms, Milton
Cambridge, CB24 6ZQ
£290,000**

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The Elms, Cambridge, CB24 6ZQ

A modern mid-terrace family home standing within a popular and highly regarded residential area and in close proximity of the City of Cambridge.

Boasting accommodation to include entrance porch, living room/sitting room, kitchen/breakfast room, two generous size bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden and garage en-bloc.

Living Room

15'6 x 10'7

Window to front aspect, leading to kitchen/breakfast room.

Kitchen/Breakfast Room

14'2 x 9'2

Fitted with a range of eye and base level units with worktop over. Stainless steel sink and mixer tap over. Integrated oven and hob, with space for white goods. Window to rear aspect and external door leading to rear garden.

Bedroom 1

14'2 x 10'5

Built in storage and window to front aspect.

Bedroom 2

10'5 x 7'5

Built in storage and window to rear aspect.

Bathroom

Suite comprising of a panelled bath, WC and pedestal sink basin. Window to rear aspect.

Outside Front

Laid to lawn with a paved pathway to front door.

Outside Rear

Fully enclosed garden, Patioed with gravel area towards the rear of garden. Boarded with mature plants and shrubberies.

Property details

EPC - TBC

Tenure - Freehold

Council Tax Band - C (South Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – TBC

Electric Supply - Mains -

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

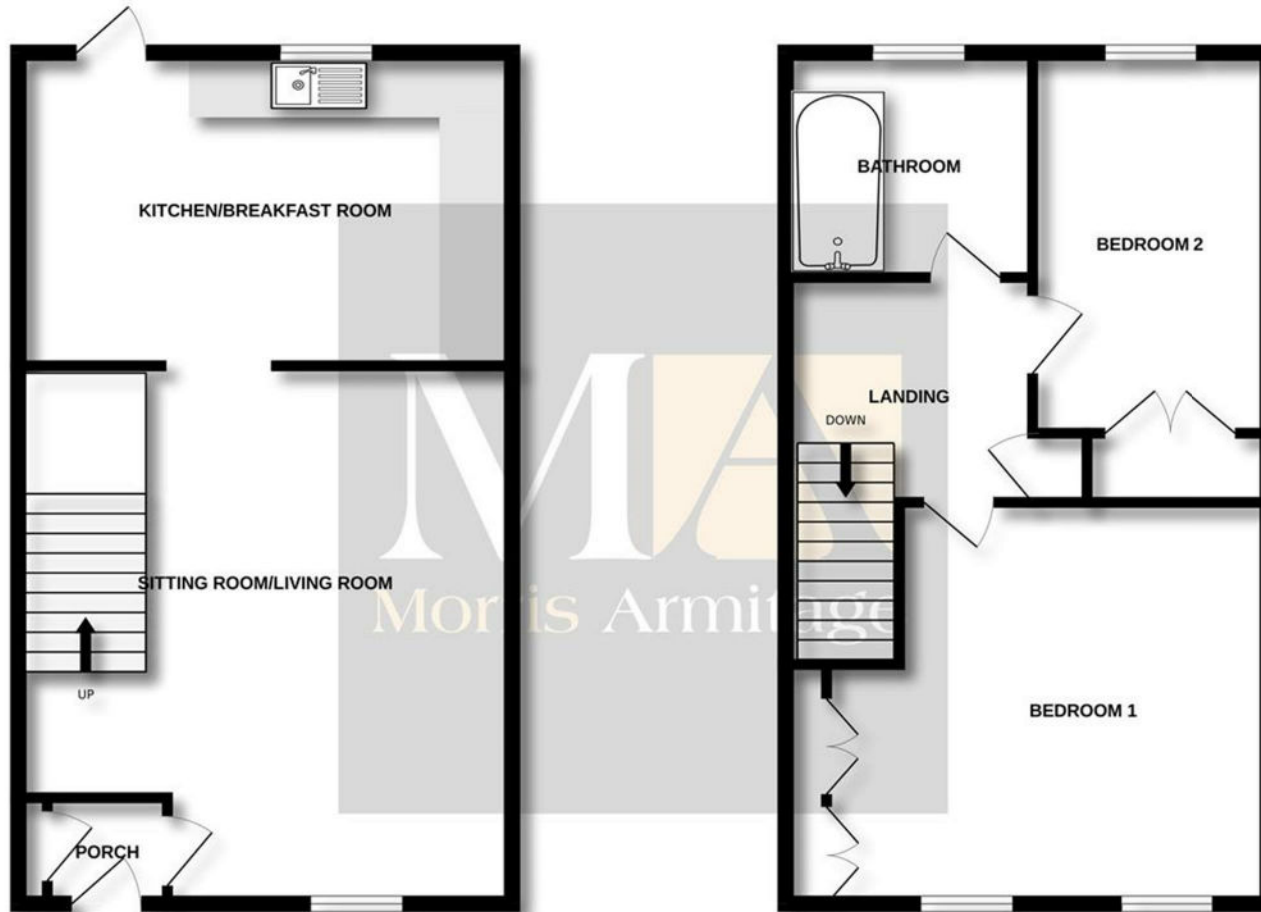
Location

Milton is a popular village just north of Cambridge, offering a peaceful residential setting while remaining within easy reach of the city centre. It combines attractive green spaces, local amenities and good transport links, making it particularly appealing to families and professionals. The area is known for its village atmosphere, proximity to the River Cam and Milton Country Park, while Cambridge city centre, the Science Park and major road links are all conveniently accessible.



GROUND FLOOR

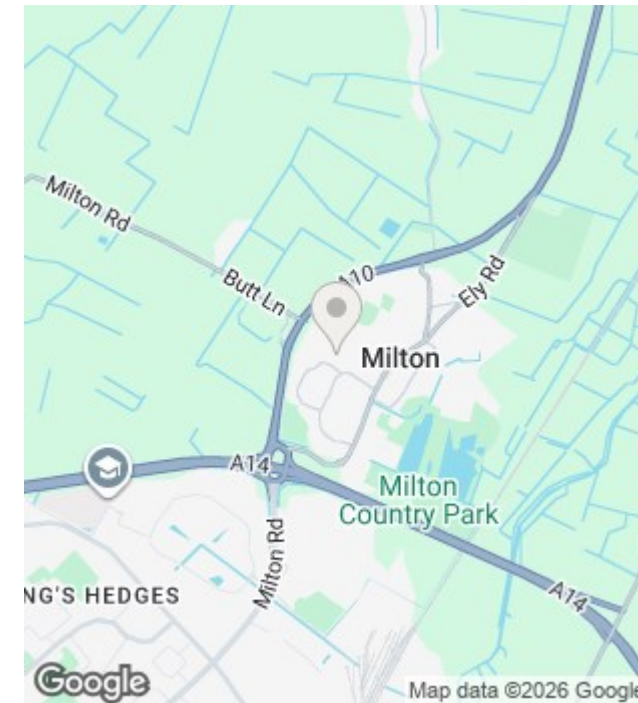
1ST FLOOR



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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- **Highly Regarded Residential Area**
- **Generous Bedrooms**
- **Fully Enclosed Garden**
- **Garage En-Bloc**



Energy Efficiency Rating		Current	Market
Very energy efficient - lower CO2 emissions			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Market
Very environmentally friendly - lower CO2 emissions			
(91-100)		A	
(81-90)		B	
(71-80)		C	
(61-70)		D	
(51-60)		E	
(41-50)		F	
(1-30)		G	
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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