



Enniskillen Road, Cambridge, CB4 1SQ



pocock & shaw

Residential sales, lettings & management

32 Enniskillen Road
Cambridge
CB4 1SQ

A well presented first floor maisonette with garage and delightful garden, located within a quiet residential cul-de-sac, conveniently placed for access to the city and science parks.

- First floor maisonette
- Two double bedrooms
- Shower room with large shower cubicle
- Light and airy kitchen
- Generous garden
- Carport
- Gas fired central heating
- Double glazing
- Excellent rental potential
- Sought after location

Offers around £300,000

Draft Particulars

All information subject
to confirmation by the
vendor



Enniskillen Road is located off Green End Road and is well placed within a mile or so of the city centre and is ideal for access to the Cambridge Science Park at Milton as well as the A14 and M11. It is also within walking distance of the recently opened Cambridge North railway station.

This two bedroom first floor maisonette offers well-proportioned accommodation and should appeal to homebuyers and investors alike. The property benefits from a decent sized sitting/dining room, a light and airy kitchen with breakfast bar area, two double bedrooms and an attractive shower room which was re-fitted about 7 years ago, along with the kitchen and installation of the gas central heating boiler. A particular feature of the property is the unusually large garden which has been attractively planted and benefits from a carport.

In detail, the accommodation comprises;

UPVC PART-GLAZED ENTRANCE DOOR TO

ENTRANCE LOBBY with stairs to first floor.

LANDING/HALLWAY with loft access hatch, built-in storage cupboard with shelving and hanging rail, doors to;

SITTING/DINING ROOM 15' 10" x 10' 6" (4.83m x 3.2m) with two windows to rear, radiator.

KITCHEN 12' 8" x 6' 11" (3.86m x 2.11m) with two large windows to two aspects giving a light and airy feel and views to the maisonette's garden, breakfast bar area, good range of fitted wall and base units with rolled top work surfaces and tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in Indesit 4 ring induction hob with stainless steel extractor hood over and Neff electric oven below, radiator,

BEDROOM 1 13' 6" x 8' 11" (4.11m x 2.72m) with large window to rear, radiator.

BEDROOM 2 11' 1" x 9' 8" (3.38m x 2.95m) with large window to front, radiator.

SHOWER ROOM with window to side, large contemporary shower cubicle with glass screen, fully tiled surround, stainless steel shower unit with two shower heads (including a large daisy head), double vanity sink unit with back-lit mirror over and fitted units below, wc, heated towel rail, airing cupboard with slatted wood shelving and the Ideal gas combination boiler.

OUTSIDE The property benefits from an unusually generous enclosed garden area which is mainly laid to lawn with border areas and some mature specimen trees (Rowan, Birch, Corkscrew Willow and a Linden tree which was professionally pollarded 2 years ago & is a haven for wildlife), timber shed, carport, double timber gates and access point to rear.

There is a further lawned area directly in front of the property and border areas as the property is accessed from the footpath.

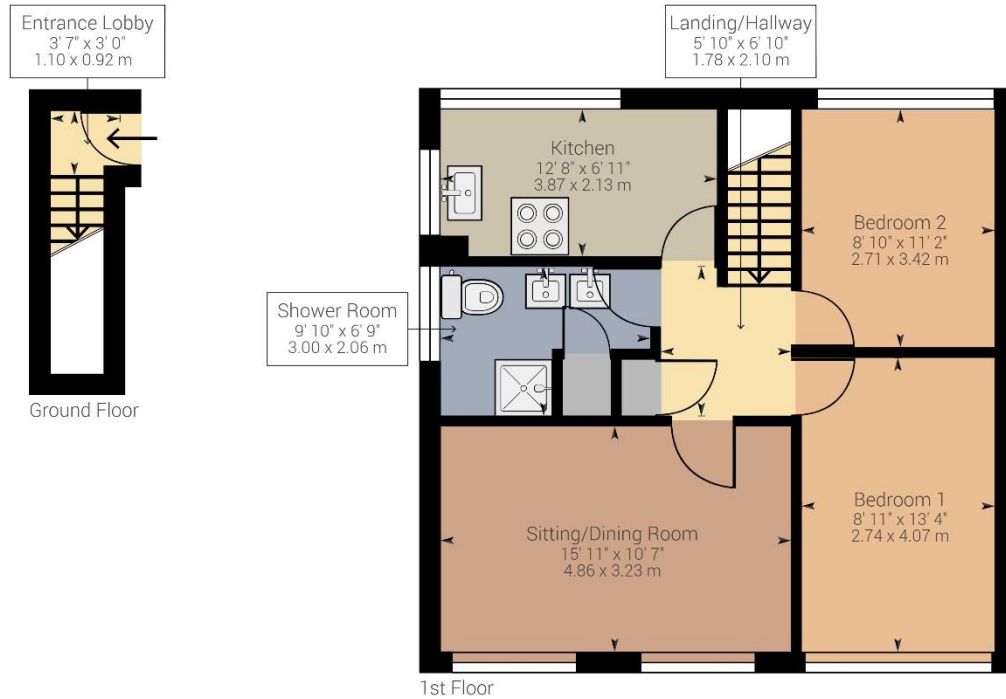
SERVICES Mains water, electricity, gas and drainage

TENURE The property is leasehold with an unexpired term of 110 years.

The property is currently subject to a Ground Rent of £50 which will increase to £100 for any new purchaser. The landlord is responsible for annual invoicing of the buildings insurance policy. Buildings Insurance is approximately £85pa.

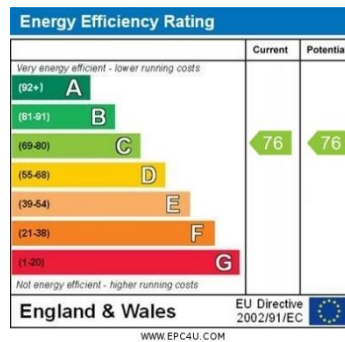
VIEWING By prior appointment with Pocock & Shaw





Approximate net internal area: 635.49 ft² / 59.04 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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

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