



Atkins Close, Cambridge
Offers in Excess of **£370,000** **Freehold**

**Sharman
Quinney**

Key Features



- End of terrace family home
- Versatile living and layout
- Ample storage throughout
- Ability to extend, side and rear
- Brand new combi boiler
- Driveway parking
- Enclosed rear garden

When you enter the property, you are welcomed by a well-sized front porch, perfect for coats, shoes, household belongings and additional storage.

To the front of the property, you will find a spacious living / dining room offering ample space for furniture. The current living room is currently being used as a double bedroom but provides excellent potential to be reinstated as a comfortable living area.

The kitchen features a practical tiled floor and offers a generous Range of wall and base units, providing ample storage space. There is plenty of



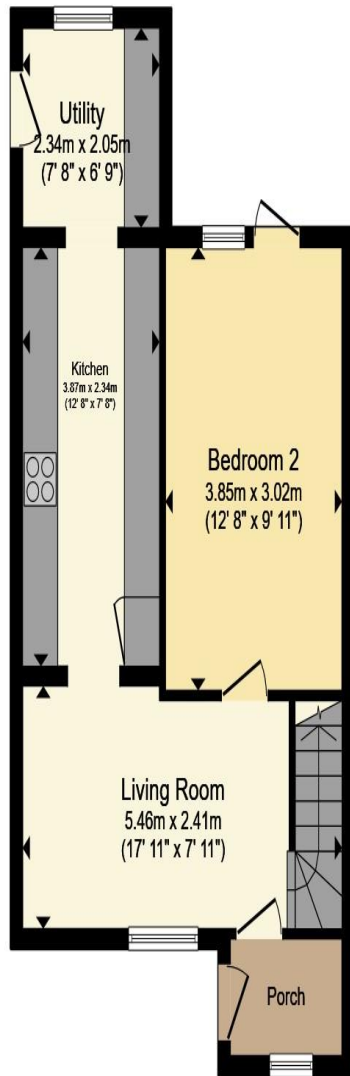
worktop surface space for food preparation, along with single oven, gas hob and built-in appliances, for added convenience. The boiler, located in the kitchen, has recently been replaced with a brand-new unit.

Beyond the kitchen, is a useful utility room with access to the garden, providing additional storage and space for laundry.

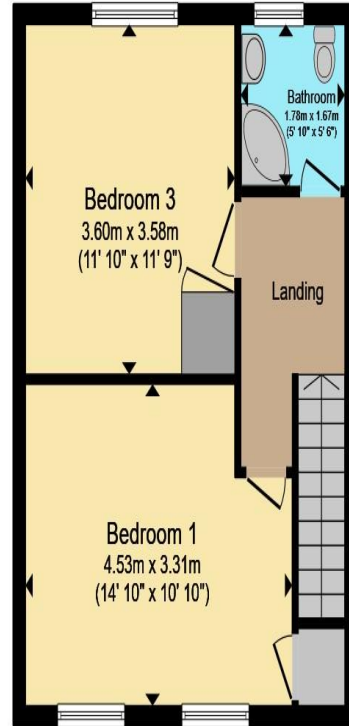
Upstairs, the property offers two spacious double bedrooms, both providing ample room for furniture. The accommodation is completed by an updated, fully tiled shower room with a heated towel rail, finished to a modern standard.

This property also benefits from approved plans for a side and rear extension, offering fantastic potential to further enhance and expand living space. Please contact the branch for further details.





Ground Floor



First Floor

- Kitchen - 3.87m x 2.34m / 12'8 x 7'8
- Living room - 5.46m x 2.41 / 17'11 x 7'11
- Utility room - 2.34 x 2.05m / 7'8 x 6'9
- Bedroom one - 4.53m x 3.31m / 14'10 x 10'10
- Bedroom two - 3.85m x 3.02m / 12;8 x 9'11
- Bedroom Three - 3.60m x 3.58m / 11'10 x 11'9

Total floor area 84.3 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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