



Lucerne Close

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A well positioned 2 bedroom end-of-terrace house. The property is set back from the road within a quiet cul-de-sac, has an adjoining garage and a private south facing garden, for sale with the benefit of no onward chain.

Guide Price:
£315,000

Lucerne Close, Cherry
Hinton, CB1 9YR



Lucerne Close sits in a peaceful cul-de-sac set just off Yarrow Road via Teasel Way. The property has been well cared for and has a lovely private south-facing garden. No.55 is well suited to first time/investment buyers alike, offering an approximate rental income of £950 per calendar month.

A covered porch leads through to an entrance hall with understair storage and stairs to the first floor. The kitchen has been fitted with a range of units and has a fitted gas oven, space/plumbing for various appliances and a wall mounted gas boiler.

The living/dining room is light and airy, benefitting from southerly aspects and a large sliding door leading to the rear garden.



Upstairs there are 2 double bedrooms, bedroom 2 houses an airing cupboard and also has a sliding mirrored wardrobe. The bathroom has been fitted with a suite including a panelled bath with a shower over and is complemented by part tiled walls. The landing provides access to a partially boarded loft with a pull-down ladder.

Outside the front of the property has a parking space and access to a garage with lighting and power. Of particular note is the property's south-facing rear garden which offers a superb degree of privacy. The garden is predominantly block paved for ease of maintenance, extends behind the garage and includes a frog pond, garden store, garden shed and attractive pergola. A personal door from the garden leads to the garage.

Other benefits of the property include cavity wall insulation and additional storage space in the garage roof space.





52 sqm / 567 sqft

121 sqm / 0.03 acre

End-terrace house

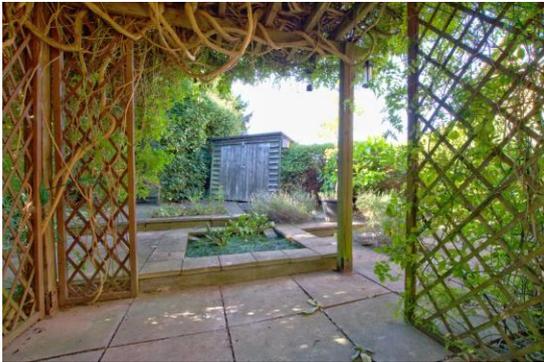
2 bed, 1 recep, 1 bath

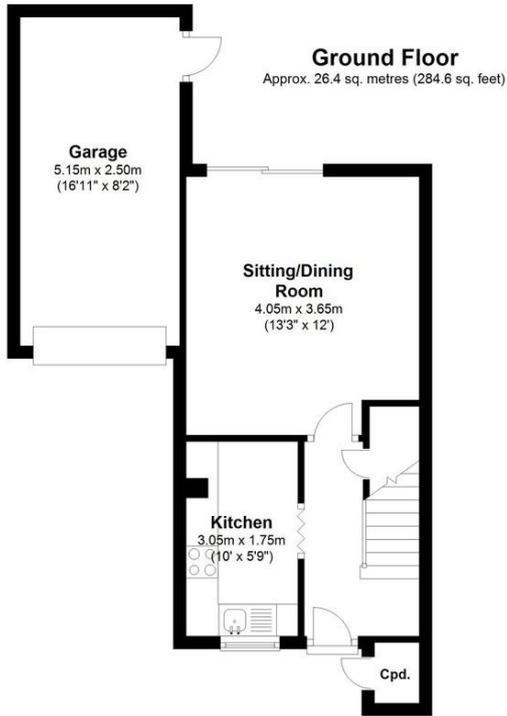
Garage and driveway

1990

EPC - D / 65

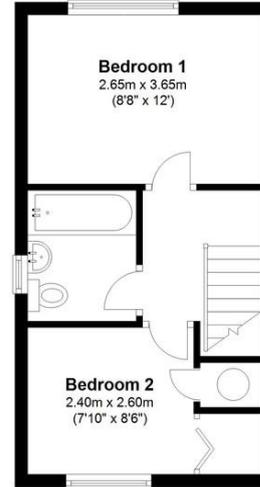
Council tax band - C





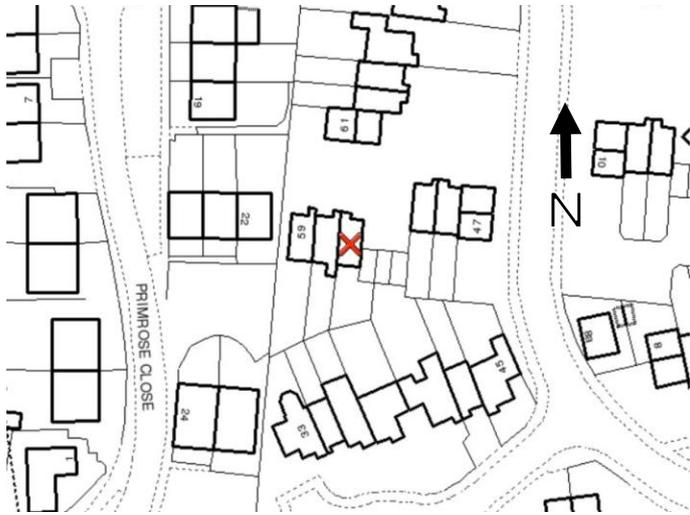
First Floor

Approx. 26.3 sq. metres (282.7 sq. feet)



Total area: approx. 52.7 sq. metres (567.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Lucerne Close is a popular development conveniently situated within easy reach of the local amenities. Cherry Hinton is a thriving, sought-after suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools which feed Netherhall secondary school. The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

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