



46 sqm / 499 sqft

Leasehold

Maisonette

1 bed, 1 recep, 1 bath

Parking

1970s

EPC - D / 62

Council tax band - B

Caribou Way

A well-positioned maisonette with parking, tucked away in a pleasant cul-de-sac just off Cherry Hinton Road. The property benefits from no service charges or ground rent and is situated a few miles east of the city centre.



Guide Price
£200,000



No.37 Caribou Way is situated in a peaceful cul-de-sac just off the Cherry Hinton Road and is within easy reach of the city. The property has a small garden in front of its entrance and parking just to the side of the terrace.

The accommodation briefly comprises a spacious sitting / dining room which benefits from the afternoon and evening sun. The kitchen has been fitted with a range of base and eye-level units and has space for various appliances.

The bedroom is a decent sized double and also has a built-in sliding wardrobe. The bathroom has been finished with a white suite comprising a low-level WC, wash hand basin and panelled bath with shower over.

Outside, the property is set back behind mature trees, there is a store located just outside the main entrance and plenty of street parking available.

The property is Leasehold with 114 years remaining. Unlike many other leasehold properties, No.37 benefits from no ground and no service charges.

Caribou Way forms part of a popular development conveniently situated within easy reach of a variety of 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.

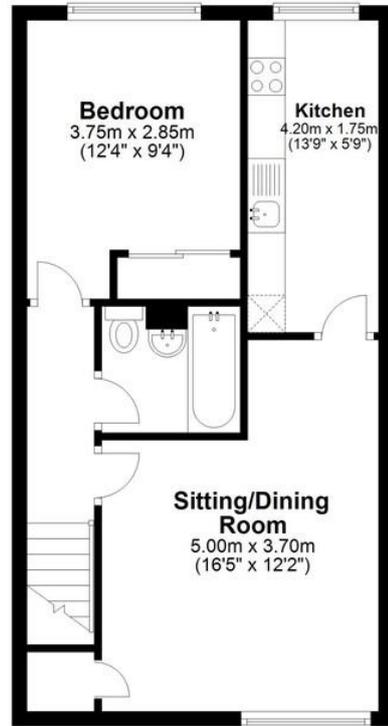
The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains 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.



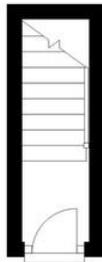
First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Ground Floor

Approx. 2.7 sq. metres (29.1 sq. feet)



Total area: approx. 46.4 sq. metres (499.6 sq. feet)

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

Total area:
Approx. 46 sqm
(500 sqft)



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS