



13 Mandrill Close
Cherry Hinton, Cambridgeshire CB1 9TN
Guide Price £335,000

13 Mandrill Close, Cherry Hinton, Cambridgeshire CB1 9TN

****NO CHAIN**** Suitable for first time buyers or investors alike, Morris Armitage is delighted to offer for sale this well presented two bedroom end of terrace home located within a sought after development to the outskirts of Cherry Hinton. Moments from a Tesco Superstore, a regular bus service and walking distance to a range of local amenities within Cherry Hinton. Easily accessible to Addenbrookes Hospital, Arm, Fulbourn Hospital and the A14/A11.

Accommodation in brief comprises entrance hall, spacious lounge/diner, kitchen, two bedrooms (1 single bedroom and 1 double bedroom) and a bathroom. Complete with gas fired central heating from a combination boiler and double glazing throughout.

Externally the property benefits from a fully enclosed and low maintenance rear garden with patio seating area and lawn and a side area suitable for bin storage. Allocated parking for 2 vehicles.

Offered for sale with no onward chain, viewing is strongly recommended.

Total floorspace 56 Square metre / 602 square feet

EPC (D)

Council Tax Band C (South Cambs)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

Radiator, window to side aspect, door to kitchen and door to the lounge/diner.

Lounge/Diner 14'11" x 12'8" (4.56m x 3.87m)

Sliding patio doors, radiator and staircase rising to the first floor.

Kitchen 9'0" x 4'7" (2.76m x 1.42m)

Fitted with a range of matching eye level and base level storage units with worktop surfaces over, stainless steel sink and drainer with mixer tap over and window

to front aspect above. Plumbing for washing machine, plumbing for dishwasher, space for double over, tiling to splashback areas, space for fridge/freezer and wall mounted combination boiler.

First Floor Landing

Loft hatch, storage cupboard (formerly the airing cupboard), doors to both bedrooms and the family bathroom.

Bedroom 1 3.43m x 2.85m

Two built-in wardrobes, window to rear aspect and radiator.

Bedroom 2 9'11" x 6'2" (3.03m x 1.90m)

Window to front aspect and radiator.

Bathroom

Family bathroom with suite comprising low level WC, pedestal wash hand basin, obscured window to front aspect, panel sided bath with shower attachment off the taps and tiling to splashback areas.

Garden

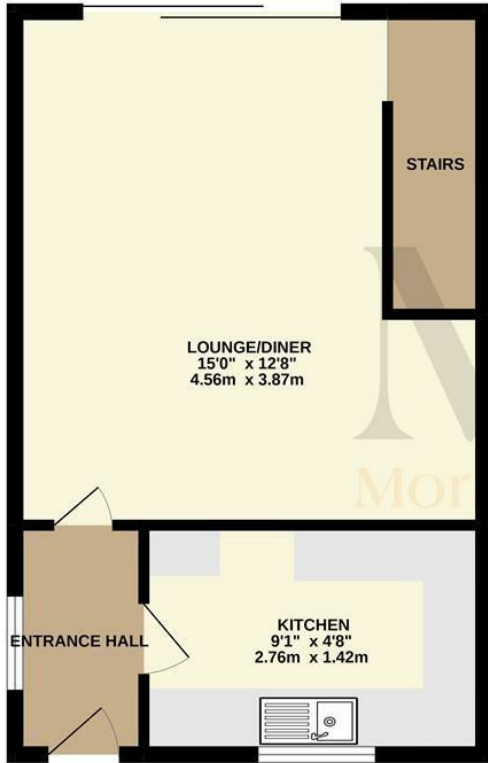
A low maintenance rear garden with established borders, plantings and beds and fully enclosed by timber fencing. Patio seating area.

Parking

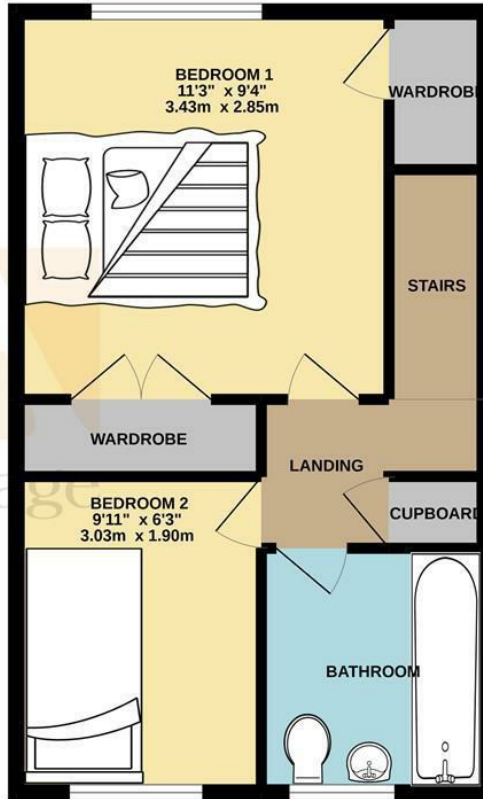
Allocated parking for 2 vehicles.



GROUND FLOOR

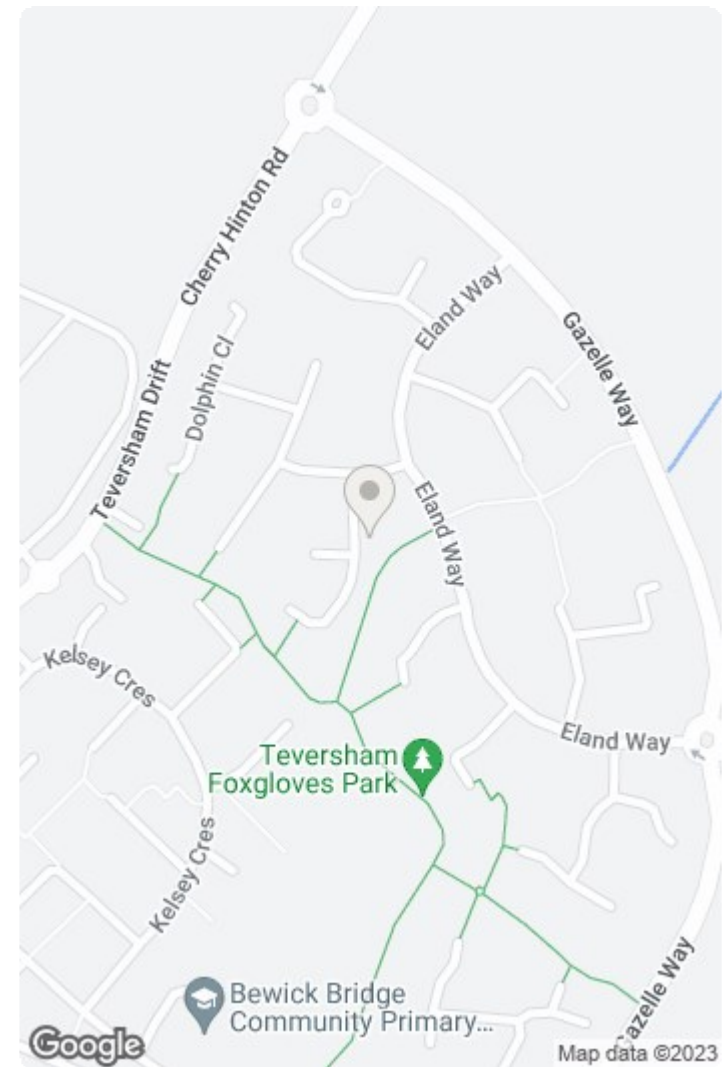


1ST FLOOR



TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	90		
<p>Very energy efficient - lower running costs</p> <p>A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (10-15) B (16-20) C (21-25) D (26-30) E (31-35) F (36-40) G (41-45)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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