ADMIRAL ESTATES

SPECIALISTS IN RESIDENTIAL LETTINGS

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters……**Yours!**



1 Maple Close

Cambridge, Cambs, CB4 1BD

Asking Price £535,000

Attractive larger 3 bed semi with many plus features. Excellent location near all amenities, with access to Cambridge city centre / transport links - A14 / A11/Guided Busway/Cambridge North Train Station, and a good range of local shops a minutes walk away. Residential location ideal for families.
Gas C/H (recent Vaillant boiler) and double glazing. New decorations throughout, wooden flooring downstairs.
The versatile layout creates possibilities for further beneficial changes, as planning was granted in the past for front extension and 4th bedroom to 1st floor.
Within catchment area for Milton Road Primary School and Chesterton Community College.

Downstairs :
Large through reception room - L shaped with double aspect windows and French door to decked area behind house /garden. Re finished wooden flooring .
Galley style kitchen with units/worktops/gas hob/extractor, built in electric oven, space for dishwasher. Tiled floor. 2 large pantry style cupboards.
Utility room with second sink /space for washer. Door to back garden and garage .
W.C. / cloakroom.

Upstairs: Master double bedroom with fitted wardrobe and double aspect windows.
Second double bedroom and single bedroom .
Family bathroom with white suite, tiling, and shower over bath .

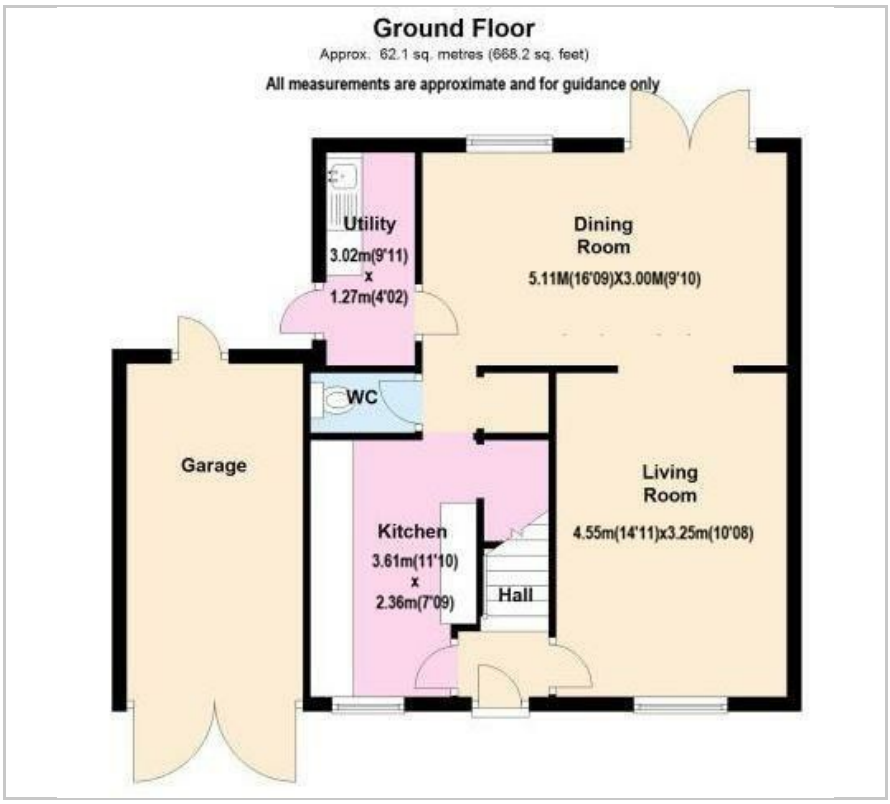
Outside: Front gravelled driveway with parking for up to several vehicles. Storage shed.

Viewing

Please contact our Admiral Estates Office on 01223 891227
if you wish to arrange a viewing appointment for this property or require further information.

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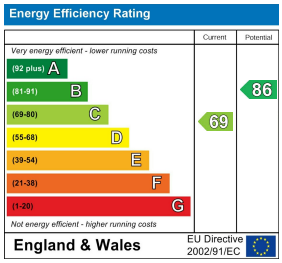
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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