



GRAY
TOYNBEE

227 Campkin Road
Cambridge, CB4 2LE

Guide price £325,000



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- Brand new kitchen and bathroom
- Garage and garden
- No chain
- EPC rating C

A completely refurbished, 770 sq. ft 2-bedroom end of terrace with no chain and a garage.

This good-sized two-bedroom house is perfect for a first-time buyer or investor, as it has just undergone a complete refurbishment. The work includes a new kitchen and bathroom, door, flooring, and decoration.

The house is set well back from the road behind a small green area and includes: A useful porch and an entrance hall with storage. The kitchen is at the front of the house and is brand new, it has handleless cabinets, wood effect tops and splashback, LED under-counter lighting and Bosch appliances including an oven, hob, extractor, dishwasher, fridge and freezer, there is also an AEG washing machine. The living room is a good size and has wide sliding doors to the rear garden and an understairs cupboard.

Upstairs there are two bedrooms, the main room is a large double and overlooks the garden and





school playing fields beyond. The bathroom is also brand new, with a shower over the bath, vanity basin and WC, the walls are panelled and there is a towel rail.

The house has double glazing, gas central heating, an alarm and a new front door.

The rear garden is mainly grass with shrub beds. There is a patio area and the whole is enclosed by fencing and walling. A rear gate leads to a shared passage which in turn leads to the garage which is in a nearby block.

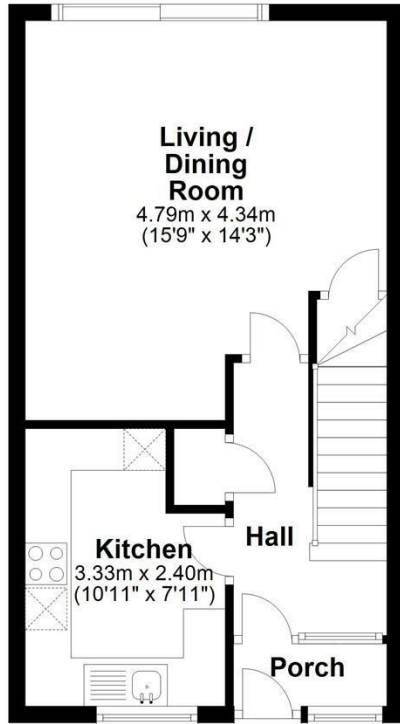
SAT NAV: CB4 2LE. What3words: ///vocab.groom.economies



Floor Plan

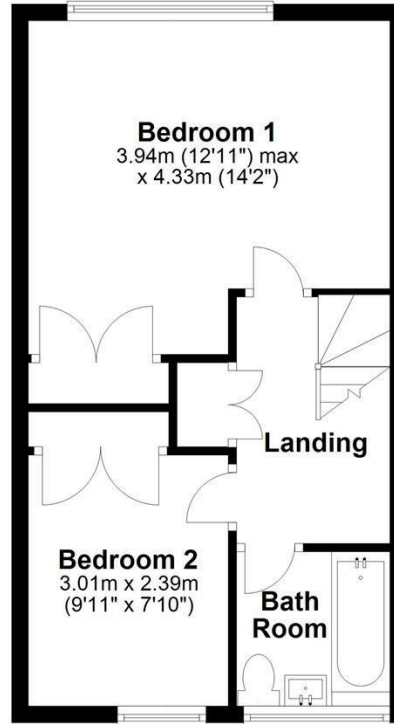
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



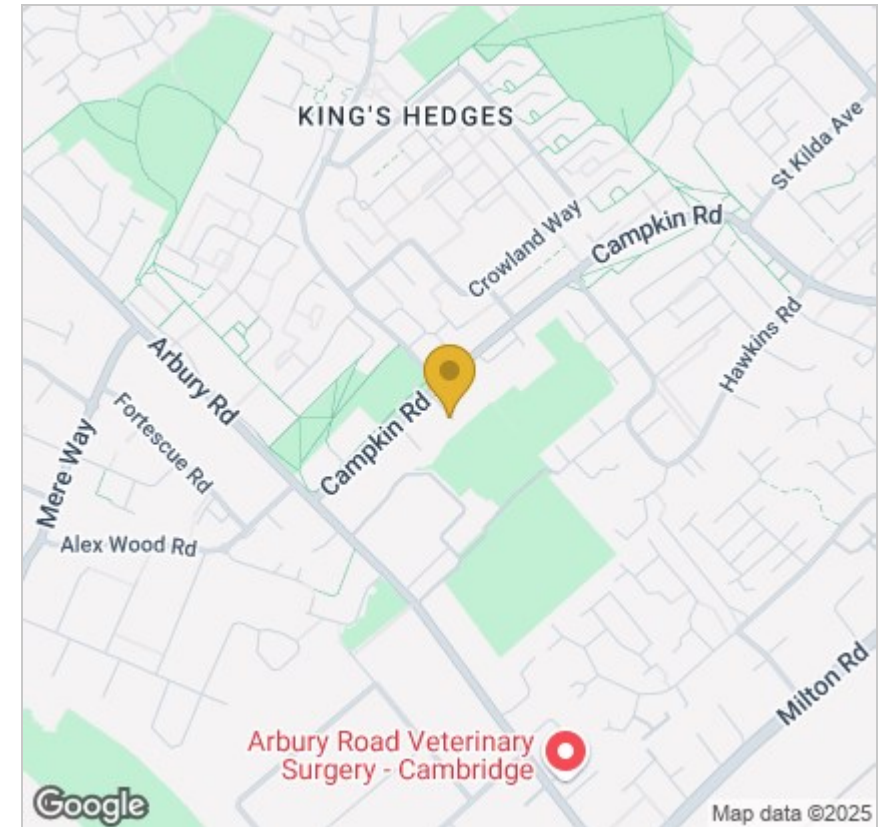
Total area: approx. 71.6 sq. metres (770.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

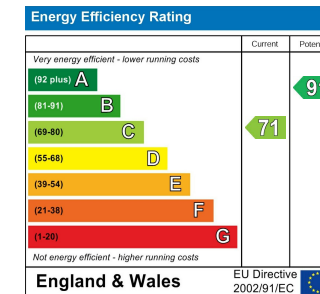
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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