



GREGORY PARK MEWS, CAMBRIDGE, CB5 8LE

- Access to A14 - approx. 1.8 miles
- Cambridge City Centre - approx. 2.5 miles
- Cambridge North Railway Station - approx. 2 miles

Three double sized bedrooms • Stylishly presented throughout • No onward chain • Driveway parking • EPC rating A

DESCRIPTION

The well-proportioned accommodation measures close to 1,300 sq.ft and includes an entrance hall, sitting room, kitchen/dining room, cloakroom, three double sized bedrooms and two bathrooms. Externally enjoying paved driveway parking and a rear garden.

Entering into the entrance hall with fitted storage and access to the cloakroom. The sitting room is positioned to the front of the property, with the kitchen/dining room positioned to the rear with French doors leading to the rear garden.

The first floor offers three double sized bedrooms, a bathroom and an ensuite to the master bedroom.

OUTSIDE

Enjoying paved driveway parking and a well-presented rear garden.

LOCATION

The Marleigh development has a thriving community with a wealth of amenities on site including a community centre, primary school, a nursery, convenience stores, a café, sports pitches and green recreational spaces for all. The development is situated on the eastern fringes for the city off Newmarket Road with excellent access to the park and ride and network of cycle and bus routes. It is also within easy reach of road and rail links, perfect for the commuter.

A STYLISHLY PRESENTED AND PARTICULARLY SPACIOUS THREE-BEDROOM HOUSE BOASTING INCREDIBLE ENERGY EFFICIENCY.



ADDITIONAL INFORMATION

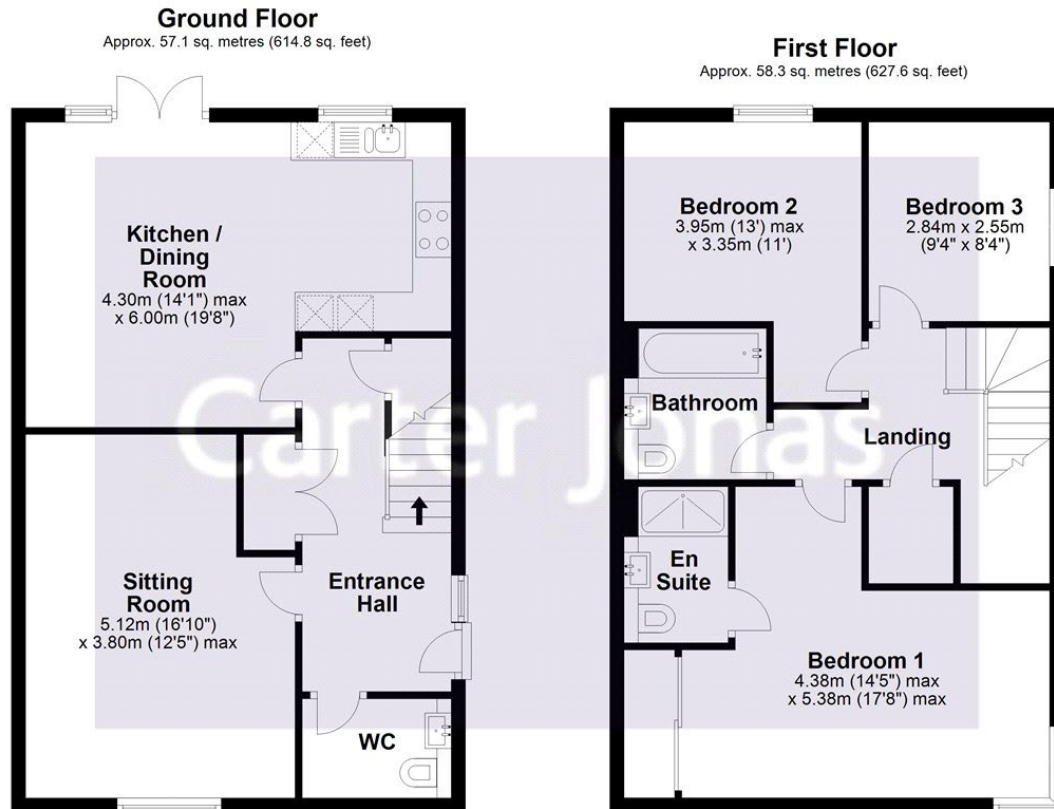
Tenure: Freehold

Services: Mains water, drainage and electricity. Partial underfloor heating. Air source heat pump heating. Triple glazing. PV panels and car charging point. MVHR (Mechanical Ventilation with Heat Recovery) system

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330





Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	97	101
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.