

ENTRANCE HALLWAY Glazed external door, polished chrome radiator, stairs to first floor, hard wood flooring, archway opening into living room.

LIVING ROOM 13' 0" x 12' 7" (3.96m x 3.84m) Double glazed window to front aspect, built in cupboard, tall polished chrome radiator, hard wood flooring.

KITCHEN/DINER 15' 10" x 10' 1" (4.83m x 3.07m) Double glazed internal window, double glazed door to conservatory, range of matching base and wall mounted units, worksurfaces over, inset sink and drainer with mixer tap above, space for American style fridge/freezer, space and plumbing for washing machine, integrated Bosch dishwasher, built in Bosch oven, Bosch induction hob, extractor above, integrated Bosch microwave/oven, tall radiator, under unit lighting, inset spot lights.

CONSERVATORY 15' 6" x 7' 4" (4.72m x 2.24m) Double glazed windows to rear aspect, double glazed door to garden, tall radiator, recently fitted floor mounted oil boiler, Nest heating control system, wood effect flooring.

FIRST FLOOR LANDING Double glazed window to side aspect, built in storage cupboard, ladder access into boarded loft space, inset spot lights, solid oak flooring.

BATHROOM Double glazed window to rear aspect, recently re-fitted suite comprising large vanity unit wash basin, inset w.c, p-shaped bath with hand held attachment and overhead rain water shower, tiled walls, tall radiator, inset spot lights, wood effect flooring.

BEDROOM ONE 10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window to front aspect, double radiator, inset spot lights, built in wardrobes with sliding doors, solid oak flooring.

BEDROOM TWO 11' 11" x 8' 11" (3.63m x 2.72m) Double glazed window to rear aspect, double radiator, solid oak flooring.

BEDROOM THREE 6' 9" x 6' 8" (2.06m x 2.03m) Double glazed window to rear aspect, double radiator, solid oak flooring.



OUTSIDE There is a large block paved driveway providing off road parking for three to four vehicles with raised feature shrub area, a lawned garden with pathway leading to the front door, low maintenance metal fencing, water feature There is a raised patio area leading to a lawned garden with timber shed, low maintenance metal fencing, en bloc garage located lose by.



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27 Mortlock Gardens, Abington,
Cambridge, CB21 6BA

£375,000 Freehold

An immaculately presented, semi detached house that has been upgraded by the vendors to include a refitted kitchen, refitted bathroom, conservatory/dining room extension, large private driveway with off road parking for several vehicles and an en bloc garage.



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