



Fen Road, Cambridge, CB24 6AD  
£300,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A bright and well-presented three-storey, mid-terraced townhouse situated in Milton, just 4.5 miles from central Cambridge. Access links include regular buses to and from Cambridge, with the closest rail station being Cambridge North, just over 2 miles away. The property offers 2 bedrooms and a garage, with a rear-facing balcony overlooking the parking area.

Upon entering the property, the front-facing second bedroom is to the right, providing an alternative as an office space. To the left of the staircase is a downstairs WC and basin and an interior entrance to the garage. Moving up to the first floor, the kitchen is finished with white porcelain tiles and white units, with wall-mounted cupboards for storage. The living room features a decorative fireplace and balcony, opening up the room and providing great natural light throughout. The second floor comprises the main bathroom, with a Velux window and mirrored storage cabinet, tiled throughout with a beautiful white and grey contrast. At the opposite end of the hallway is the spacious master bedroom, also featuring two Velux windows and ample space for free-standing storage units.



## KEY FEATURES

- Two Bedrooms
- Potential to Improve Further
- Town House
- Garage
- Popular Village Location
- Balcony Area





## LOCATION

Milton is a well-served village, located approximately 5 miles north of Cambridge and 12.5 miles from Ely. The village benefits from excellent access to the A14, M11 and A10. There is also a regular bus service with a Park and Ride into central Cambridge and designated cycle routes. Milton is close to Cambridge Science Park and Cambridge Business Park and also has its own country park which is overseen by the Cambridge Sports Lake Trust. The park has attractive pathways, cycle routes and playgrounds. Milton also has its own primary school and falls within the catchment area for two local secondary schools, Cottenham Village College and Impington Village College, with transport provided for both. Local amenities include a large supermarket with a car wash and petrol station, doctor's surgery, vets, florist, gymnastics club and a barbershop. Milton has four pubs including The Brewers Inn and Waggon and Horses. There are two churches and a community centre, which holds regular events for all ages. The recreation ground features a bowls green, tennis courts and a football pitch.

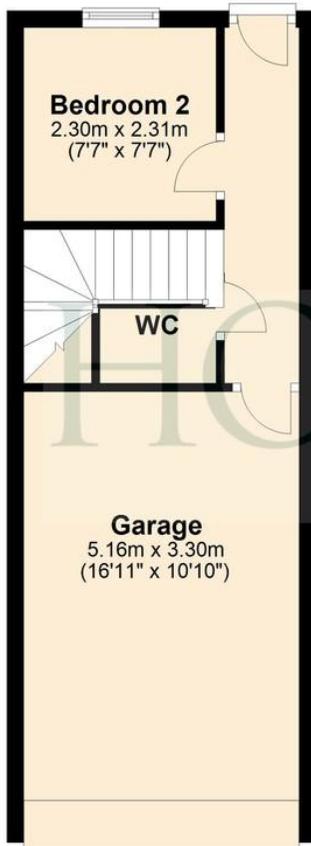


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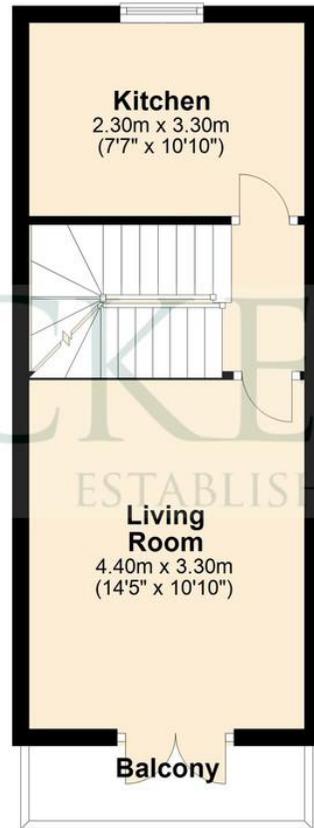
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**Ground Floor**  
 Approx. 31.3 sq. metres (337.3 sq. feet)



**First Floor**  
 Approx. 28.6 sq. metres (307.4 sq. feet)



**Second Floor**  
 Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 87.3 sq. metres (940.0 sq. feet)

## ADDITIONAL INFORMATION

**Local Authority**  
 Cambridgeshire

**Council Tax Band**  
 Tax Band C

**Services**  
 Electric Heating

**Transport Links**  
 Bus and Train

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	58   D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.