

ENTRANCE HALLWAY Wooden glass panelled external door, stairs rising to first floor, laminate wood flooring, doors to bedroom four and living room.

BEDROOM FOUR 7' 2" x 9' 6" (2.19m x 2.91m) Double glazed window to front aspect, radiator, coving, laminate wood flooring.

LIVING ROOM 15' 5" x 10' 9" (4.70m x 3.28m) Double glazed window to front aspect, radiator, coving, laminate wood flooring, door to kitchen, opening to passageway leading to bedroom five and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Two piece suite comprising low level w.c, wall mounted wash basin with tiled splash back, extractor fan.

BEDROOM FIVE 12' 6" x 9' 2" (3.82m x 2.80m) Double glazed window to side aspect, double glazed French doors to rear garden, radiator, coving.

KITCHEN 12' 7" x 7' 10" (3.84m x 2.39m) Double glazed window to rear aspect, double glazed door to rear garden, range of matching base and wall mounted units with worksurfaces over, inset stainless steel sink unit with drainer, tiled splash backs, built in electric cooker with four ring electric hob and extractor hood over. Space for fridge/freezer, space and plumbing for washing machine, under stairs storage cupboard, coving, tiled floor.

FIRST FLOOR LANDING Double glazed window to rear aspect, radiator, coving, laminate wood flooring, doors to three bedrooms and bathroom.

BATHROOM Double glazed obscured window to rear aspect, three piece suite comprising low level w.c, wash basin with vanity cabinet under, tiled splash back, electric shower, radiator, coving.

BEDROOM ONE 12' 7" x 9' 7" (3.86m x 2.94m) Double glazed window to front aspect, radiator, coving, over stairs built in wardrobe, laminate wood flooring.

BEDROOM TWO 9' 1" x 7' 9" (2.79m x 2.38m) Double glazed window to rear aspect, coving, radiator, laminate wood flooring.

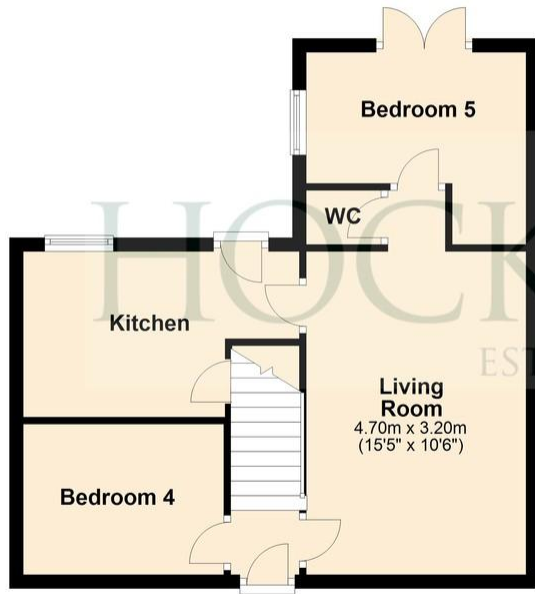


BEDROOM THREE 10' 9" x 9' 10" reducing to 5'11" (3.30m x 3.00m) Double glazed window to front aspect, radiator, coving, laminate wood flooring.

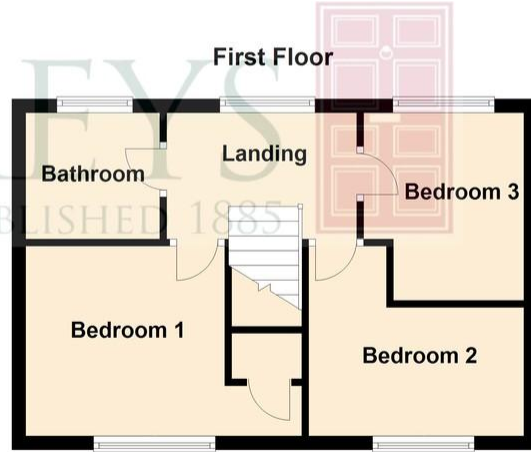
OUTSIDE To the front of the property there is a driveway providing off road parking for two vehicles. The rear garden is laid mainly to lawn with a small patio area.



Ground Floor



First Floor



IMPORTANT: Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Cambridge) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





42 Carlton Way, Cambridge, CB4 2DE

£335,000 Freehold

A 'ready-made' investment property that previously achieved a monthly rent of £2,210 PCM at full occupancy (prior to lockdown). While the property has been let out as rooms, it could be converted back to an extended three/four bedroom family home, with a large garden and potential to extend further.



HOCKEYS
ESTABLISHED 1885

