

**ENTRANCE HALLWAY** Double glazed glass panelled external door, recess offering coat/shoes storage, coving, laminate wood flooring, door to living room.

**LIVING ROOM** 14' 7" x 13' 5" (4.44m x 4.09m) Double glazed window to front aspect, two radiators, coving, laminate wood flooring, stairs rising to first floor, oak door leading to kitchen/diner.

**KITCHEN/DINER** 13' 5" x 8' 2" (4.09m x 2.49m) Double glazed window to rear aspect, double glazed door to rear garden, built in cupboard with oak door, re-fitted range of matching base and wall mounted units with worksurfaces over, inset sink unit with drainer, space for fridge/freezer, built in electric cooker with four ring electric hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine, cupboard housing wall mounted gas boiler, floor to ceiling radiator, tiled floor.

**FIRST FLOOR LANDING** Access into loft space, airing cupboard, doors to bedrooms and bathrooms.

**BEDROOM ONE** 13' 5" x 11' 3" (4.09m x 3.43m) Two double glazed windows to front aspect, radiator, recess offering wardrobe storage space, built in over stairs storage cupboard, laminate wood flooring.

**BEDROOM TWO** 11' 10" x 7' 4" (3.61m x 2.24m) Double glazed window to rear aspect, radiator, laminate wood flooring.

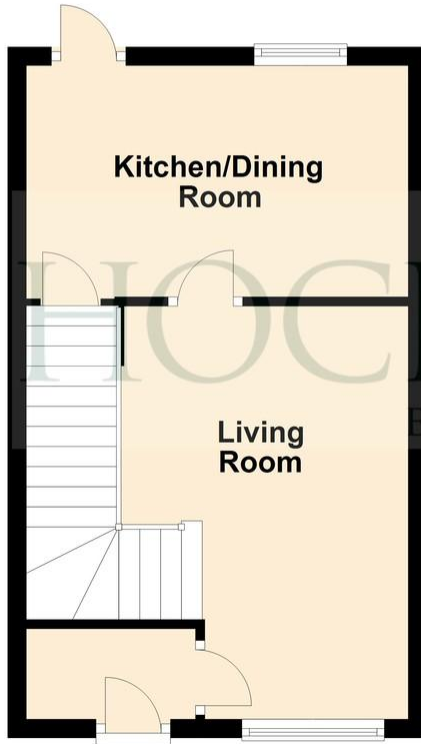
**BATHROOM** Obscured double glazed window to rear aspect, three piece suite comprising low level w.c, panel enclosed bath with shower over, corner pedestal wash hand basin with tiled splash back, heated towel rail, extractor fan tiled floor.

**OUTSIDE** The front garden is laid to slate with off road parking for one vehicle and pathway leading to the front door. The rear garden is laid mainly to patio and stone, gated rear access, wood store to the side and fully enclosed.

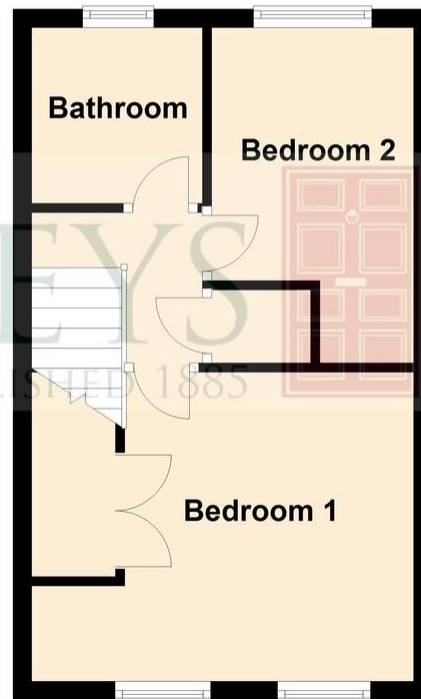




## Ground Floor



## First Floor



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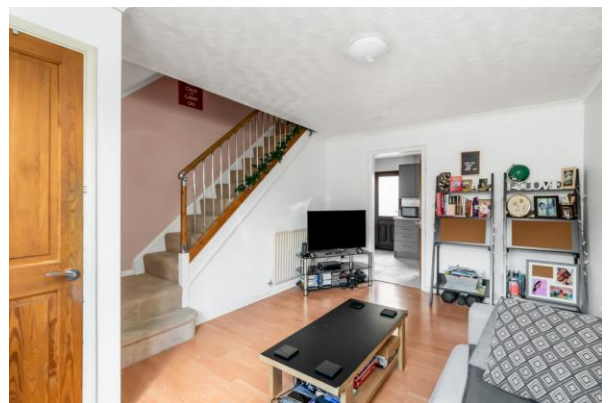




270 The Rowans, Milton, Cambridge,  
CB24 6ZL

£300,000 Freehold

A fantastic starter home that is situated within a quiet cul-de-sac under one mile away from the Cambridge Science Park and North Station. The home's accommodation comprises, two double bedrooms, a recently fitted kitchen/diner, a large living room and low maintenance garden with parking outside.



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