

ENTRANCE HALL Double glazed front door, doors off to integral garage, living room/diner, stairs to first floor, floor to ceiling wall mounted radiator, wood effect laminate flooring.

LIVING ROOM AREA 12' 4" x 11' 2" (3.76m x 3.41m) Double glazed window to front, under stairs storage cupboard, radiator and wood effect laminate flooring. Opens to dining area.

DINING AREA 11' 9" x 7' 3" (3.59m x 2.23m) Double glazed French doors to rear garden, radiator and wood effect laminate flooring. Opens to kitchen.

KITCHEN 10' 8" x 6' 9" (3.27m x 2.07m) Range of wall and floor mounted base units with half tiled surround, wooden worktop surface over, stainless steel sink unit with drainer, electric oven with four ring electric hob and extractor over, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer.

GARAGE 17' 6" x 7' 10" (5.34m x 2.40m) Up and over door, light and power connected.

STAIRS TO FIRST FLOOR LANDING Double glazed window to side, doors off to bedrooms and bathroom, loft access, storage cupboard.

BEDROOM ONE 12' 5" x 8' 4" (3.81m x 2.56m) Double glazed window to front, radiator.

BEDROOM TWO 10' 9" x 8' 3" (3.29m x 2.54m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 6" max x 5' 11" max (2.92m x 1.81m) Double glazed window to front, over stairs storage, radiator.

BATHROOM Obscured double glazed window to rear, three piece suite comprising low level wc, wall mounted wash basin with half tiled surround, panelled bath with electric shower over, extractor, wood effect luxury vinyl click flooring.

OUTSIDE To the front of the property is lawned garden with pathway leading to the front door with side passageway to the rear of the property and the garage.



The rear garden is mainly laid to lawn with fully enclosed fencing, various flowers and shrubs set to borders, garden shed, patio area with side access to the garage.

LOCATION AND FACILITIES Milton is a well-served village, located approximately 5 miles north of Cambridge and benefits from excellent access to the A14, M11 and A10. It has a regular bus service, access to a Park and Ride into central Cambridge and designated cycle routes.

It benefits from a large Tesco supermarket and petrol station, four public houses, doctor's surgery, vets, florist and numerous hairdressers/barbershops.

There are two churches in the village - All Saints and The Apostolic Church. There is a community centre which holds regular events for all ages, is available to be hired out for functions, and houses the recreation ground.

The recreation ground itself features a bowls green, tennis courts, football and five a side football pitches. It 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 to both.

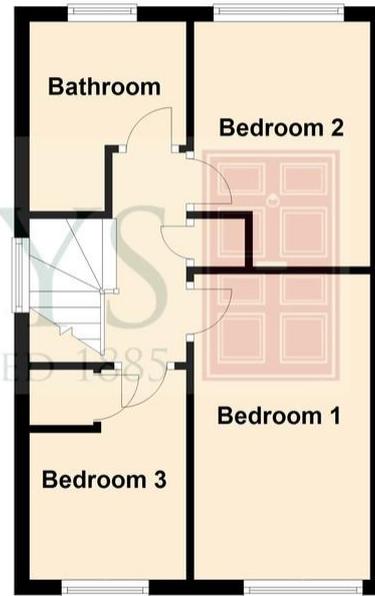
In close proximity to the Cambridge Science Park and Cambridge Business Park and also has its own Country Park, Milton Country Park which is overseen by the Cambridge Sports Lake Trust. The park has attractive pathways, cycle routes, playgrounds, lakes and has a cafe in its central visitor area.



Ground Floor



First Floor



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242 The Rowans, Milton,
Cambridge, CB24 6ZL

£350,000 Freehold

A well-presented, three bedroom, end terrace with integral garage, situated within the always popular development on The Rowans in Milton, just over one mile from the Cambridge North Station and Science Park.

This property provides good accommodation downstairs with the open plan living room/diner and the kitchen, then a further three bedrooms and the family bathroom upstairs.



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