



Musgrave Way, Fen Ditton, Cambridge
CB5 8TD

Pocock+Shaw

12 Musgrave Way
Fen Ditton
Cambridge
Cambridgeshire
CB5 8TD

Spacious two bedroom ground floor maisonette with off street parking and south facing patio garden, situated on a small development in this popular location, just to the north east of Cambridge. The property is offered with no onward chain.

- Off road parking
- Two good sized bedrooms
- South facing patio garden
- Double glazed throughout
- Offered with no chain
- Large storage room
- Fitted kitchen
- The lease is 125 years from 13 August 1990

Offers Around £200,000



Fen Ditton lies on the north east of Cambridge, with the city centre being just over 3 miles and a 15 minute cycle away. Both the train stations are within easy access, Cambridge North being a 10 minute cycle away along the new Chisholm Trail cycleway, which offers services into Kings Cross in 54 minutes. The position of the village along the River Cam also allows wonderful walks to both the City of Cambridge and Ely. Within the village there is a primary school, which feeds into Bottisham Village college and a church. There are three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. A doctors' surgery, a butcher and a supermarket are within easy reach of the village. For the commuter there are excellent links to the M11, A14 and A11.

Communal entrance hall With entry phone system, door to the property.

Entrance hall With electric storage heater, airing cupboard with tank and shelving, large storage room with light laid on.

Living room With double glazed sliding doors to rear garden, storage heater.

Kitchen With range of fitted wall and base units, work tops with inset sink and mixer tap, plumbing for washing machine, space for electric cooker, space for fridge/freezer, tiled splashbacks, double glazed window to rear.

Bedroom 1 With double glazed window to front, wall mounted electric panel radiator.

Bedroom 2 With double glazed window to front, wall mounted electric panel radiator.

Bathroom With three piece white suite comprising wash handbasin with mixer tap and cupboard under, panelled bath with wall mounted shower and tiled surround, double glazed window to rear, low level wc.

Outside With paved rear rear south facing garden measuring 29' x 7'9 enclosed with panel fencing with inset gated pedestrian access.

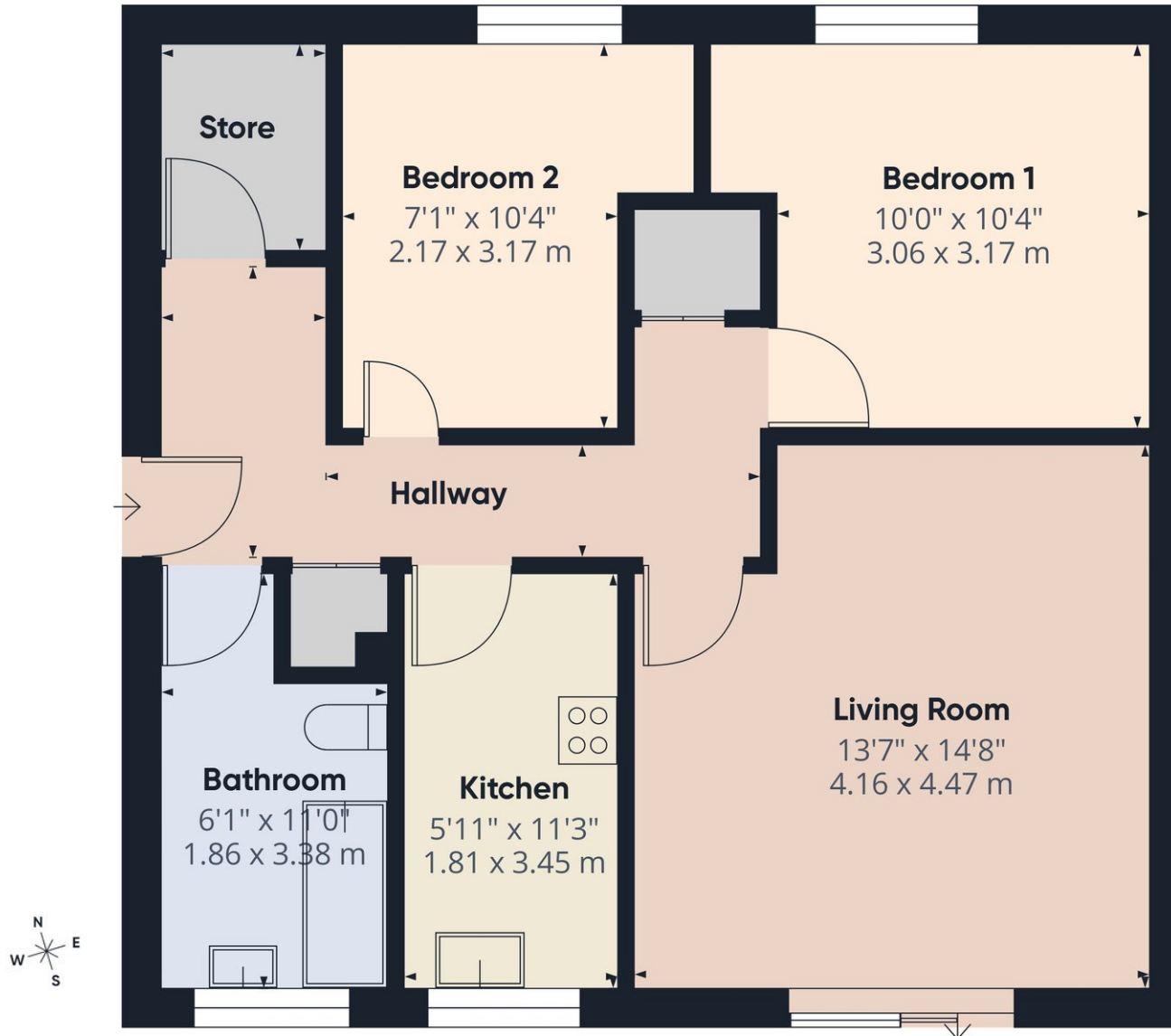
Tenure The lease is 125 years from 13 August 1990.
Ground rent: £10 p/a
Service charge: in the region of £100 p/a (25/26 £68.77, 24/25 £109,75)

Services Mains water, electricity and drainage.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

632 ft²
58.6 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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