



Green End, Landbeach  
CB25 9FD

Pocock + Shaw

61 Green End  
Landbeach  
Cambridge  
Cambridgeshire  
CB25 9FD

A two bedroom maisonette, built in 1939 in this small village just north of Cambridge. With front and rear gardens and no upward chain.

- Entrance lobby
- Sitting room
- Two bedrooms
- Kitchen
- Front and rear gardens

Offers in region of £250,000



A purpose built two bedroom ground floor maisonette set in the sought after small village of Landbeach, just north of Cambridge City. The villages of Milton and Waterbeach are close by and both offer a range of shops and amenities.

The property was built in 1939, on a reasonably sized plot, with front and rear gardens and there is no upward chain.

**Entrance door to:**

**Entrance lobby** Doors to kitchen and

**Sitting room** 10'2" x 9'10" (3.10 m x 3.00 m) Window to the front, radiator. Door to inner hall.

**Kitchen** 10'5" x 9'11" (3.17 m x 3.02 m) Window to the front and side aspect. Fitted range of units with work surface, inset single drainer stainless steel sink unit, drawer line base units, space for cooker, wall mounted gas fired heating boiler, door to

**Inner hall** Radiator

**Bedroom one** 10'2" x 9'10" (3.10 m x 3.00 m) Window to the rear, radiator.

**Bedroom two** 10'0" x 7'0" (3.05 m x 2.13 m) Window to the rear, radiator. Door to the rear garden.

**Bathroom** Fitted white suite with wall mounted wash basin, close coupled WC and bath, with fitted shower above. Window to the side.

**Outside** To the front of the property there is an enclosed garden area, pedestrian access to the rear garden. In general need of landscaping and maintenance.

**Tenure** Freehold. Buyers should take note that the adjoining property (63) has a flying freehold over the entire first floor. There is a restrictive covenant in the title, at no stage can the property be used/ redeveloped in to an HMO.

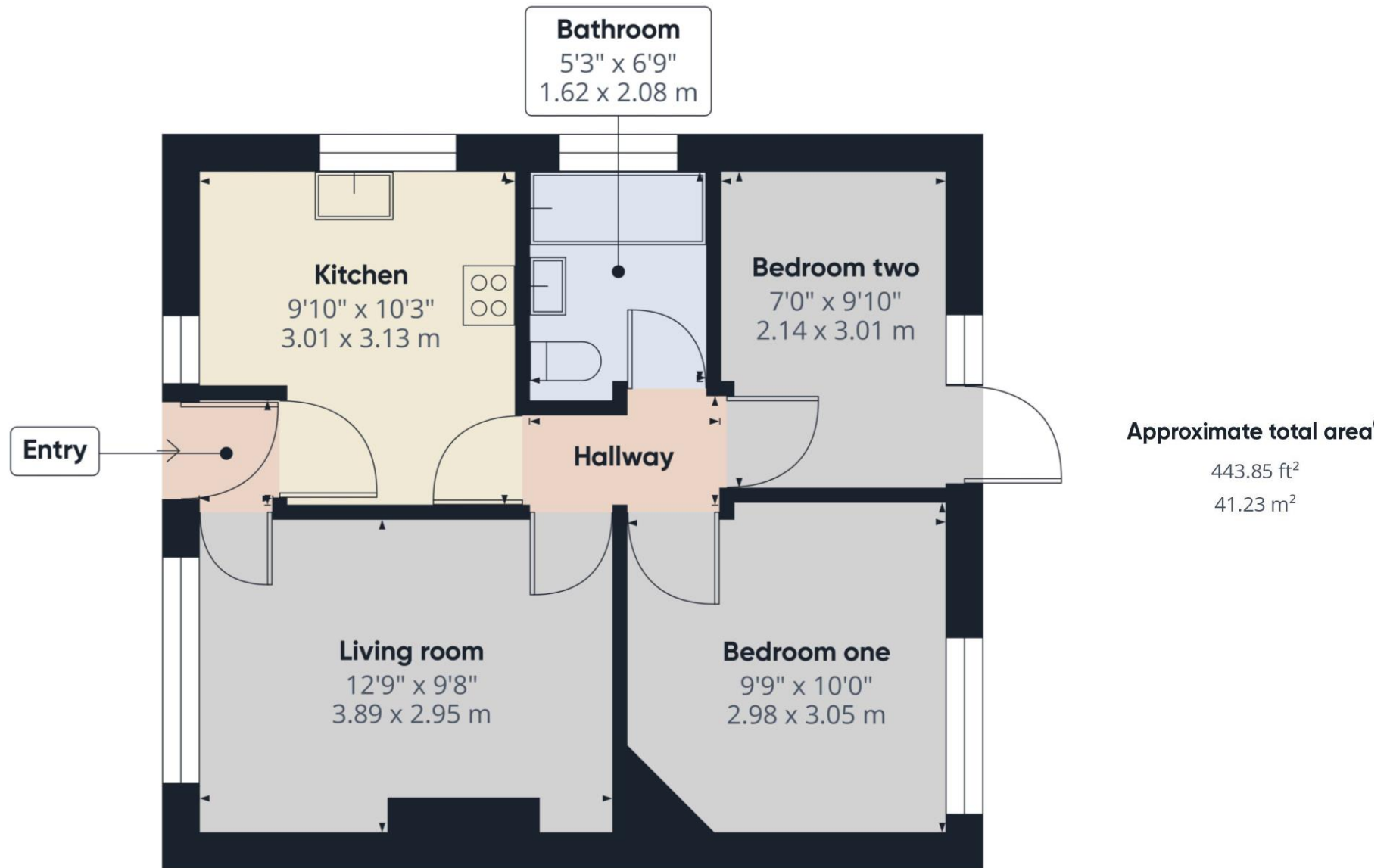
**Services** All mains services are connected

## Council Tax Band C

**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

**Pocock + Shaw**