



The Sycamores, Milton, Cambridge  
CB24 6XJ

Pocock+Shaw

19 The Sycamores  
Milton  
Cambridge  
Cambridgeshire  
CB24 6XJ

An updated two bedroom house in this sought after village just to the North of the city.

- Two bedroom house
- Living room with bay window
- Fitted kitchen
- Refitted shower room (2019)
- Completely rewired (2019)
- New first floor carpets (2019)
- New Gas central heating boiler (2019)
- Guttering replace (2022)
- Driveway parking
- No upward chain

Guide Price £305,000



Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

Situated on this modern development popular with families and young professionals, this two bedroom property is moments from a wide range of facilities in the village and the pedestrian cycle bridge leading to the Business Park, railway station and Science Park.

Having been updated and improved by the current owner the property is chain free and in detail the accommodation comprises;

**Ground Floor** Part glazed timber door to

**Hallway** with cupboard housing the Baxi 'Platinum' gas combination boiler, understairs cupboard with coathooks and shelf, ceramic tiled flooring, glazed door to living room and door to

**Kitchen** 11'8" x 7'7" (3.55 m x 2.30 m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, space for fridge/freezer, space and plumbing for washing machine, built in gas hob with electric oven below, tiled walls, ceramic tiled flooring.

**Living room** 12'9" x 11'10" (3.88 m x 3.60 m) with bay window to front with wide louvred style shutters, radiator, TV point, stairs to first floor.

**First Floor**

**Landing**

**Bedroom 1** 11'9" x 8'6" (3.57 m x 2.60 m) with window to front, radiator, loft access hatch.

**Bedroom 2** 11'9" x 7'7" (3.57 m x 2.32 m) with window to rear, radiator.

**Shower room** with window to side, fully tiled and enclosed shower cubicle with chrome shower unit, contemporary vanity wash handbasin with recessed tiled display shelf and mirror fronted cabinet (with lighting) over, WC with concealed cistern, chrome heated towel rail, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

**Outside** Allocated parking space with adjacent visitor parking space to the front. Grass area to rear of bay window.

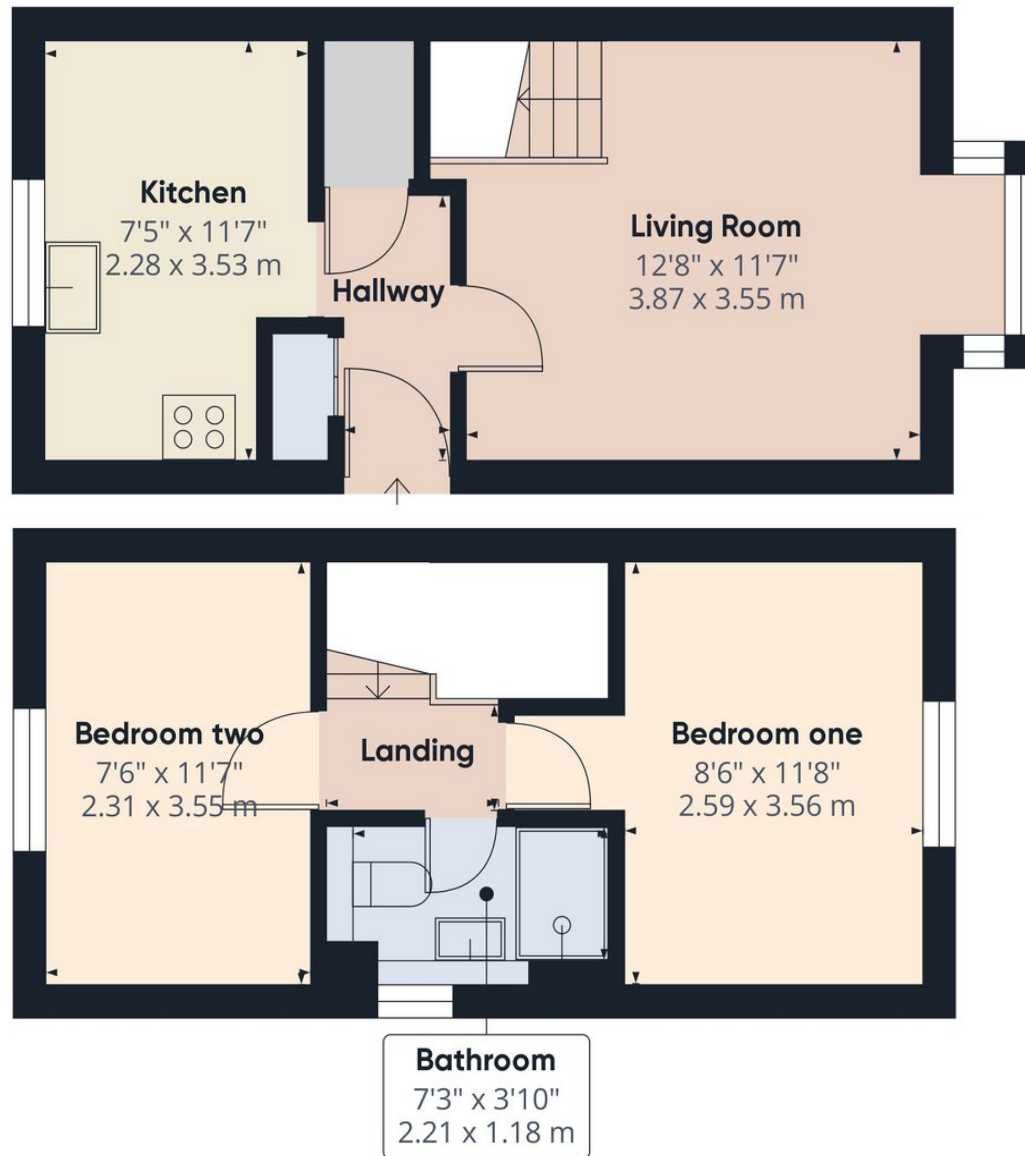
**Services** All mains services.

**Tenure** The property is Freehold

**Council tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





#### Approximate total area

526.35 ft<sup>2</sup>  
48.9 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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

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