



Misty Meadows, Howard Road, Cambridge,  
Cambridgeshire

**Pocock + Shaw**

9 Misty Meadows  
Howard Road  
Cambridge  
Cambridgeshire  
CB5 8UR

A well presented ground floor flat maisonette with its own garden situated in this popular Cambridge location backing onto Ditton Meadows

- 2 bedroom ground floor maisonette
- Kitchen
- Sitting/ dining room with patio door to private rear garden
- Bathroom
- Electric heating
- Freshly painted walls
- Parking space and secured brick store
- Newly extended lease
- Rear garden with views to meadowland beyond
- No upward chain

Guide Price £270,000



A well proportioned ground floor maisonette situated in this popular Cambridge location and comprising entrance hall, lounge/ dining room, kitchen, 2 bedrooms, bathroom, storage shed, allocated parking space and its own enclosed rear garden with lovely views over surrounding meadowland.

Misty Meadows is located off Howard Road allowing easy and convenient access to A14, M11, Marshall's, Sainsbury's Superstore at Coldhams Lane and Cambridge City Centre. Within close proximity are a range of shops and facilities located at the junction of Barnwell Road and Newmarket Road

The property is being sold with the benefit of a newly extended lease and with no upward chain. The accommodation in detail comprises;

**Storm porch** with courtesy light and part glazed door to

**Entrance hallway** with wall mounted electric storage heater, built in cupboard with shelf and clothes rail, door to

**Sitting/dining room** 16'6" x 10'0" (5.04 m x 3.06 m) with upvc double glazed sliding patio door to garden and two small full length windows to side, coving, TV point, wall mounted electric storage heater and electric panel heater.

**Kitchen** 10'2" x 7'11" (3.11 m x 2.41 m) with window to front, good range of pine fronted wall and base units with roll top work surfaces and tiled splashbacks, breakfast bar area, one and a quarter bowl stainless steel sink unit and drainer with mixer taps. Electric cooker and washing machine to remain.

**Bedroom 1** 11'9" x 8'10" (3.57 m x 2.69 m) with double glazed window to rear with views to garden and the common beyond, wall mounted electric panel heater.

**Bedroom 2** 10'3" x 6'9" (3.12 m x 2.06 m) with double glazed window to front, built in cupboard with shelf and clothes hanging rail, wall mounted electric panel heater.

**Bathroom** with panelled bath with fully tiled surround and Triton T80 electric shower unit and glass splash

screen over, wash handbasin with mirror, striplight and shaver point over, wc, sliding doors to airing cupboard with Gledhill factory lagged hot water cylinder and slatted wood shelving, extractor fan, wall mounted Dimplex electric convactor heater.

**Outside** The property is set back, adjacent to meadowland, and can be accessed via a driveway off Howard Road. The maisonette enjoys having its own private rear garden which backs on to meadowland. There is a secured brick store and an allocated parking space to the front

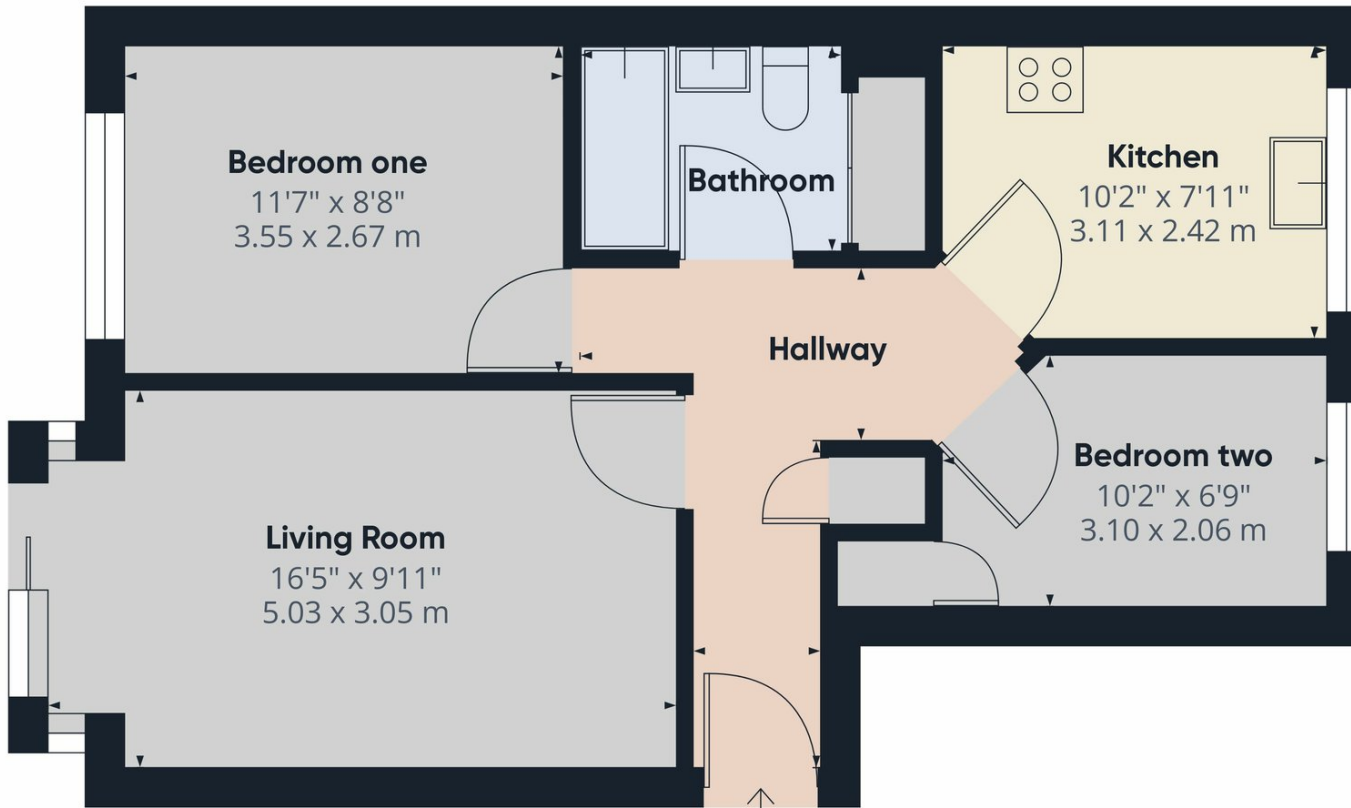
**Services** Mains water, electricity and drainage.

**Tenure** The property is leasehold. 999 years from 1st January 2015. Service charge: £931.04 per annum No ground rent payable.

**Council tax** Band B

**Viewing** By arrangement with Pocock & Shaw





**Approximate total area**

542.98 ft<sup>2</sup>  
50.44 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	76
(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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