



Misty Meadows, Howard Road, Cambridge
CB5 8UR

Pocock + Shaw

9 Misty Meadows
Howard Road
Cambridge
Cambridgeshire
CB5 8UR

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

- 2 bedroom ground floor maisonette
- Newly fitted kitchen/breakfast room
- Sitting/dining room with patio door to its own rear garden
- Modernised 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 £279,950



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, its own enclosed rear garden plus 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 999 lease 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 newly fitted kitchen units and appliances, window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer taps, breakfast bar area, plumbing for washing machine (existing Beko washing machine to remain), built in Cooke & Lewis induction hob with stainless steel chimney extractor hood over and electric oven below.

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 recently modernised bathroom comprising panelled bath with Triton T80 electric shower unit over, aquaboard surround, vanity wash handbasin, backlit wall mirror with integrated socket point over, wash handbasin, extractor fan, sliding doors to built in airing cupboard with slatted wood shelving and newly fitted factory lagged Gledhill water cylinder.

Outside The property is set back, adjacent to meadowland, and can be accessed via a driveway off Howard Road. The maisonette enjoys it's 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.

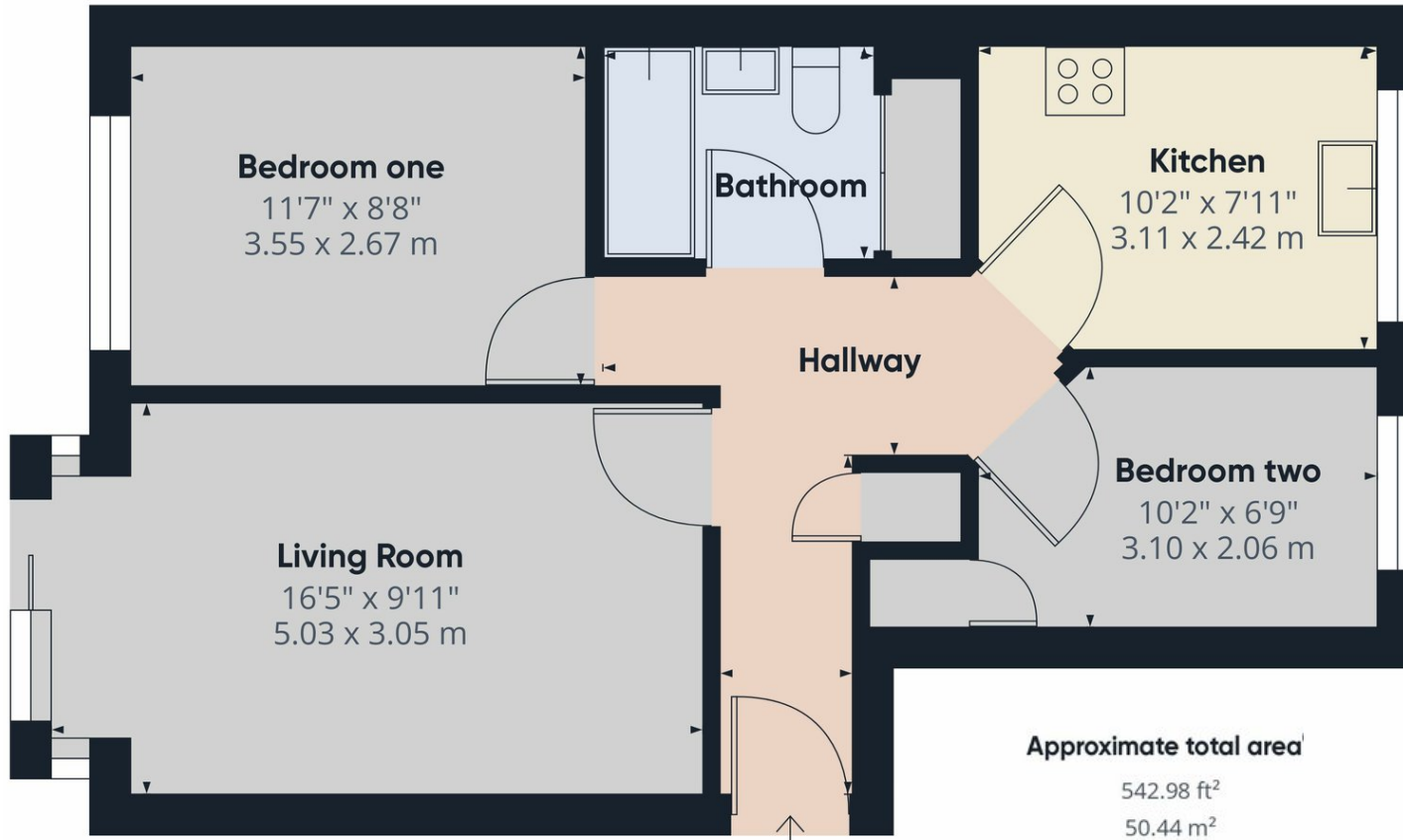
Service charge: £931.04 per annum
No ground rent payable.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	76



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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