



Arbury Road, Cambridge, CB4 2JL



Arbury Road

Cambridge,
CB4 2JL

A generously proportioned three bedroom semi detached family home enjoying ample driveway parking and a generous rear garden. The accommodation extends to approximately 1441 sq. ft. Arranged over two floors and offers further potential for expansion (STPP). This thoughtfully extended home offers fantastic opportunity for prospective buyers and offers easy access to the surrounding amenities.

LOCATION

3 1 2

Guide Price £550,000





GROUND FLOOR

ENTRANCE HALLWAY

With window to the side aspect, stairs to the first floor, under stairs storage cupboard, doors to

LOUNGE

With window to the front aspect, gas fireplace with stone hearth and surround with wooden mantle over, door to

KITCHEN / DINER

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and a half with mixer tap over, integrated dishwasher, space for range style oven with extractor hood over, peninsular with breakfast bar, pantry cupboard, tiled floor, part tiled walls, door to

UTILITY / BOOT ROOM

With door to the garage, space for appliances including washing machine, dryer and fridge freezer, tiled floor, door to garage

CONSERVATORY

With windows to the side and rear aspect, French doors to the garden, separate door to side patio area

GUEST CLOAKROOM

With low level wc, wall mounted hand wash basin

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, doors to

BEDROOM ONE

With window to the front aspect, selection of fitted wardrobes, built in wardrobe

BEDROOM TWO

With window to the rear aspect, airing cupboard

BEDROOM THREE

With window to the front aspect, storage cupboard

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin, panelled bath, shower enclosure, tiled walls

OUTSIDE

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio area, a selection of mature shrubs and trees, a generous storage shed and a door to the large garage.

The front boundary of the property is retained by a mature hedge row with an opening offering access to the driveway with ample parking leading to the garage and entrance door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

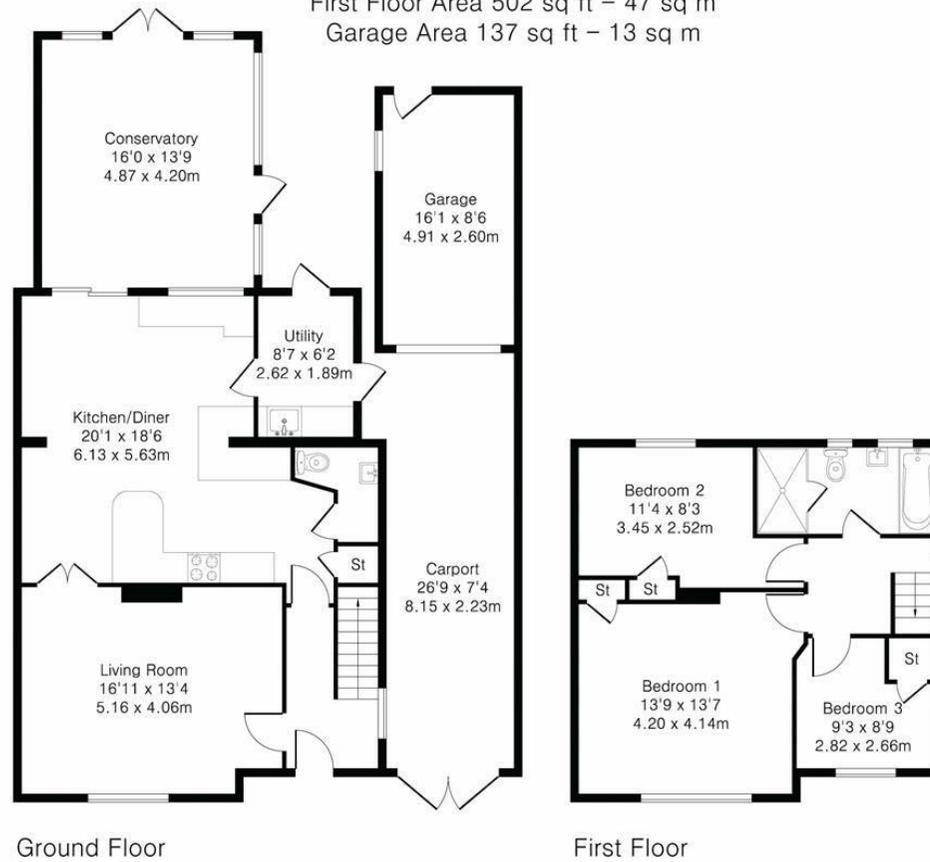
Guide Price £550,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1441 sq ft – 134 sq m
 Ground Floor Area 939 sq ft – 87 sq m
 First Floor Area 502 sq ft – 47 sq m
 Garage Area 137 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.