



11 Kirkby Close, Cambridge, CB4 1XP
Offers In Excess Of £400,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM,
END OF TERRACE HOME LOCATED WITHIN KIRKBY CLOSE, A SMALL CUL-DE-SAC
NESTLED OFF MILTON ROAD, CAMBRIDGE**

- End of terrace house
- 3 beds, 1 bath, 1 recept
- Electric warm air heating
- EPC-E/39
- 890 Sqft/82.7 Sqm
- Constructed in the early 1970's
- Garage en-bloc and communal parking. Additional parking area available subject to confirmation
- Council tax band - C

Constructed in the early 1970's, this end or terraced home measures 890 Sqft/ 82.7 Sqm and provide living accommodation over two floors. The ground floor comprises a front porch with WC adjoining, a large 'L' shaped reception room set up as a lounge/dining area and a kitchen with built in cupboard and door opening into the rear garden. To the first floor are three bedrooms with built in storage to both bedroom one and bedroom three and a family bathroom which includes a panelled bath with shower above, a low-level WC and a pedestal sink unit.

Externally – The property has a gravelled front garden with a paved pathway leading to the front door. The property benefits form gated access to the side which provides direct access into the rear garden. The rear garden of the property is predominantly hard standing with a large hexagonal paving area off the dining/kitchen and a raised flower bed area to the far corner. There is an additional parking area available subject to confirmation.

Location

Kirkby Close is an established modern cul-de-sac located just off Milton Road and situated approximately 1.5 miles north of Cambridge city centre. Cambridge Science Park, access to the A14, guided busway and Cambridge North railway station are all within approximately 1 mile and the property is also a short walk to numerous facilities and shops situated on Milton Road and Chesterton Road. The property falls within catchment for Milton Road Primary School and Chesterton Community College.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Electric warm air heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

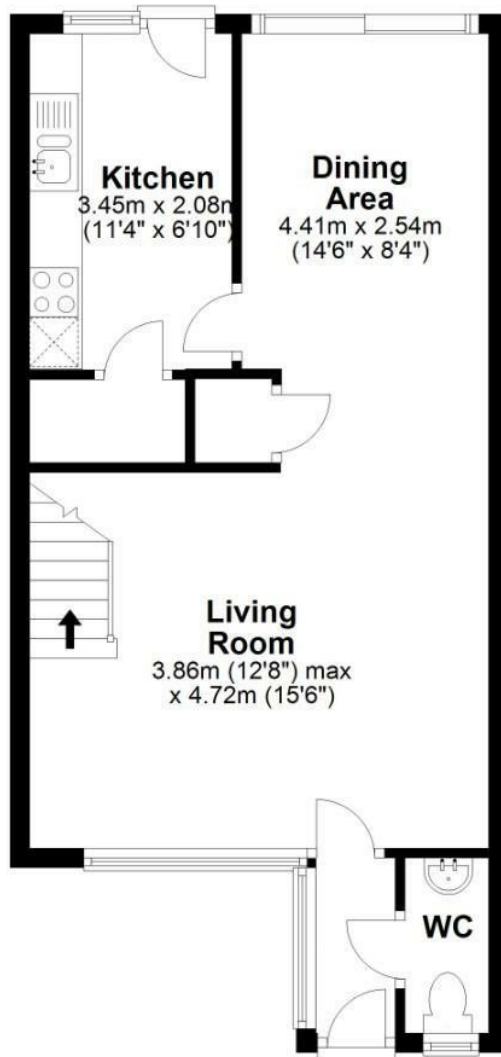
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



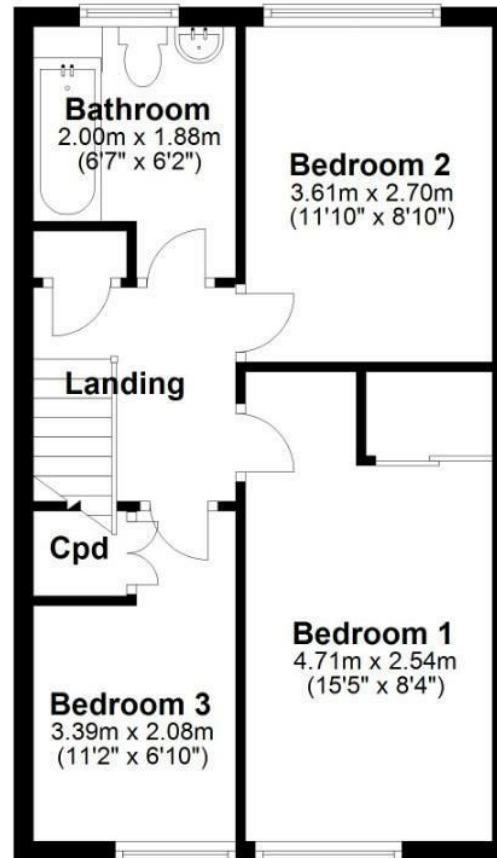
Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



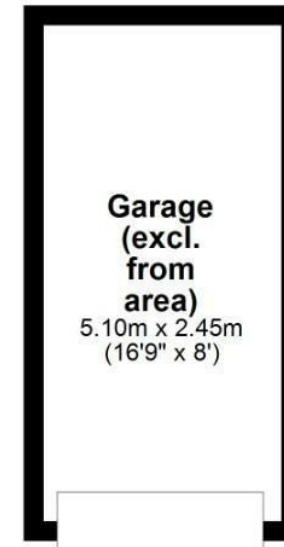
First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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		
England & Wales	66	39
EU Directive 2002/91/EC		

