



38 Armitage Way, Cambridge, CB4 2UE
Offers Around £350,000 Freehold



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A RARELY AVAILABLE BUNGALOW WITH A BEAUTIFUL SOUTH-FACING GARDEN, GARAGE AND DRIVEWAY. THE PROPERTY ENJOYS A PEACEFUL POSITION IN THIS FRIENDLY NEIGHBOURHOOD. AVAILABLE WITH NO CHAIN.

- 1970s bungalow
- 710 sqft / 66 sqm
- Gas-fired central heating and double glazing
- Close to various transport networks
- Council tax band - C
- 2 beds, 1 bath, 1 reception
- South-facing garden measuring around 32' x 40'
- Garage and driveway
- EPC - C / 70
- No onward chain

This well-cared-for bungalow enjoys a most convenient position in this friendly, north city neighbourhood. The property was built in 1979, has a gas-fired central heating system with a Worcester-Bosch combi-boiler and is for sale with the added benefit of no onward chain.

The accommodation briefly comprises an entrance hall with a built-in cupboard and access to an insulated loft. The kitchen has been fitted with a matching range of base and eye-level units; integrated appliances include an oven and four-ring gas hob with extractor over. There is an open-plan living/dining room, which benefits from southerly aspects and also has useful built-in storage.

There are two double bedrooms, bedroom 2 including built-in cupboards. The shower room has been fitted with a modern white suite comprising a low-level W.C., wash hand basin and a large walk-in shower, complemented by a heated towel rail and tiled walls.

Outside, there is a driveway leading to a single garage, which has power and lighting. There is a front garden, which is mainly shingled for ease of maintenance and enclosed by a picket fence. A secure covered side passageway leads to the noteworthy south-east facing garden, which has a patio, well suited to alfresco dining. The remainder is principally lawned and there are also two useful storage sheds.

Location

Armitage Way is a pleasant neighbourhood situated off King's Hedges Road, just over 2 miles north of Cambridge City Centre. The area is well placed for access to Cambridge North Train Station, the Science Park and A14/M11 road networks.

The property falls within the catchment of several schools, including King's Hedges Primary School and Cambridge Regional College. The surrounding CB4 area is becoming well-known for its trendy cafés and bars, and local shopping facilities can be found within walking distance.

Cyclists are well catered for with a dedicated cycleway nearby adjacent to the Guided Busway providing safe access to the Science Park and Cambridge North from where London can be reached in under an hour. There is also a bus stop less than a minute's walk from the property which has regular services to the city centre.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City 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.



Floor Plan

Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 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 | | 87 |
| | (81-91) B | | |
| | (69-80) C | 70 | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

