



18 Pakenham Close, Cambridge, CB4 1PW
Guide Price £475,000 Freehold



rah.co.uk
01223 323130

A SPACIOUS AND IMMACULATELY PRESENTED THREE BEDROOM HOUSE WITH A SOUTH-FACING GARDEN AND GARAGE, LOCATED IN A QUIET CUL-DE-SAC IN CHESTERTON. OFFERED WITH NO ONWARD CHAIN.

- Mid-terrace house with south-facing garden and garage
- Immaculately presented accommodation extending over 1000 sqft
- Quiet cul-de-sac location in Chesterton
- No onward chain
- EPC - D / 62

3 bedrooms - First floor family bathroom - Entrance porch to inner hallway and w.c. - Large open plan sitting/dining room - Well-equipped kitchen - Low maintenance south-facing rear garden - Garage en-bloc

This mid terrace house in Chesterton forms part of a small terrace of just three houses located towards the end of a quiet cul-de-sac off Union Lane. There are a wide range of surrounding facilities, good public transport links into the city centre and scenic river walks and large open green spaces close by. The property provides beautifully presented accommodation with a modern layout, arranged over two floors, extending to an impressive 1066 sqft.

The property is approached via an open, well-stocked garden. Upon entering the property, a useful storage porch leads to a WC and the inner hallway. A large open plan, dual aspect sitting/dining room provides access to the rear garden and kitchen area. The kitchen is well-equipped and provides a range of low-level units and drawers, glazed wall units, extensive working surfaces with inset sink and draining unit, space and plumbing for a range of freestanding appliances, a practical tiled floor and a large, walk-in storage cupboard.

Upstairs, the first-floor landing leads to a family bathroom suite and three bedrooms, all benefitting from built-in wardrobes.

Outside, the rear garden offers a high degree of privacy and a popular south-facing aspect. Laid to paving with established shrubs to borders and a useful timber storage shed. There is gated pedestrian access leading to a garage en-bloc.

Agent's Note

Double glazed windows and doors.

Gas-fired central heating system (combination boiler).

Location

Pakenham Close is situated off Milton Road via Union Lane and is less than 2 miles from Cambridge City centre. The area is well placed for access to the Cambridge Science Park, Cambridge North Train Station and the A14 / M11 road networks.

No.18 falls within the catchment of several excellent schools, including Chesterton Community College. The surrounding CB4 area is well-known for its trendy cafés and bars, and local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away.

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.

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.

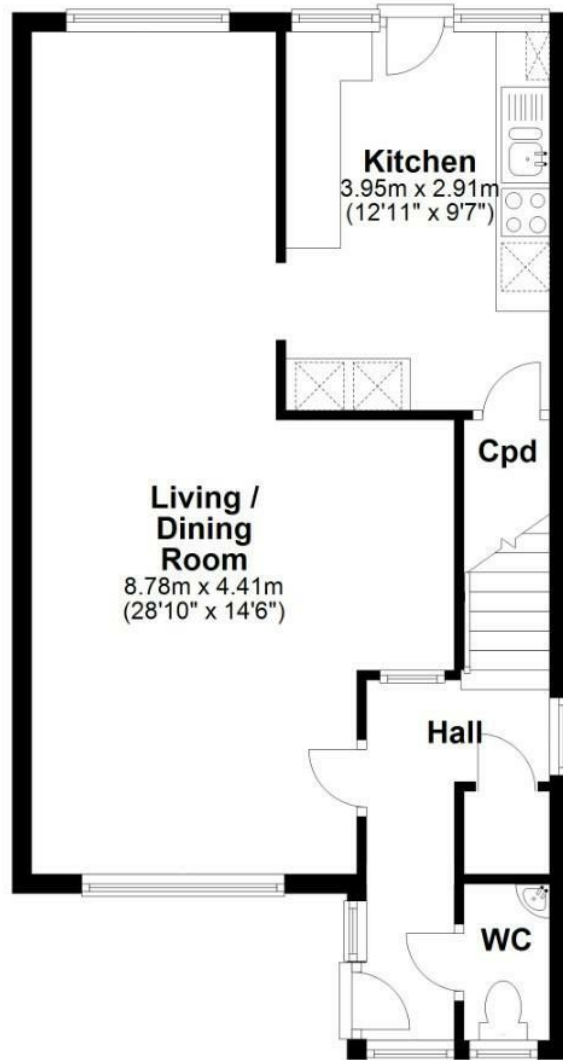
Viewing

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



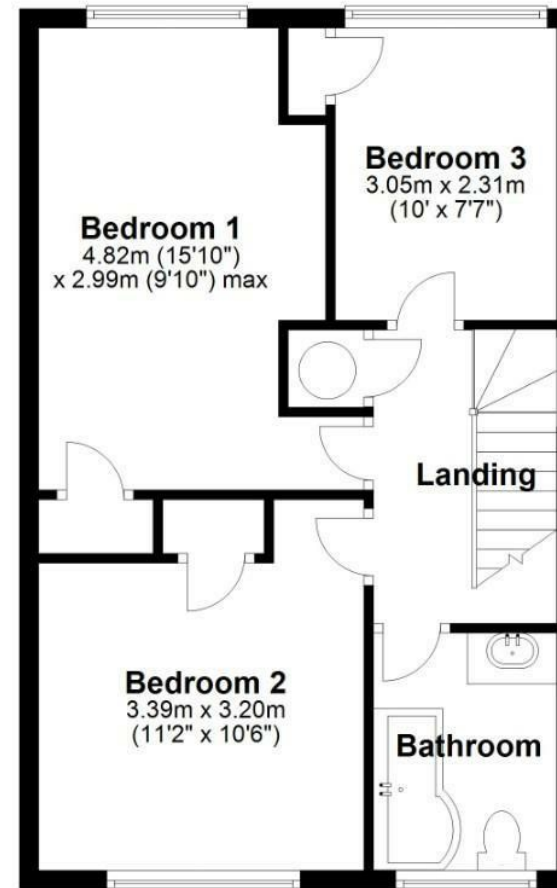
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 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			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

