



576 Newmarket Road, Cambridge, CB5 8LL
Guide Price £550,000 Freehold



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A MUCH IMPROVED AND BEAUTIFULLY PRESENTED 1930'S BAY-FRONTED HOME WITH A GARAGE, DRIVEWAY AND A SOUTH-FACING GARDEN EXTENDING TO 80FT, ENJOYING A MOST CONVENIENT NEAR CENTRAL CITY LOCATION.

- 1075 sqft / 100 sqm
- 3 bed, 2 recep, 1 bath
- Garage and driveway
- Gas-fired heating to radiators
- Council tax band – D
- Semi-detached house
- 485 sqm / 0.12 acre
- 1930's
- EPC – D / 57

This smart 1930's semi-detached home has been well cared for and enjoys a most convenient position, less than 2 miles from the city centre and just a 7-minute cycle from Cambridge North Station. The property has a well-thought-out contemporary feel, yet also retains some lovely period features including bay windows, a feature fireplace, and renovated exposed floorboards.

There is a welcoming entrance hall with space for coats and footwear, finished with exposed wood flooring, which continues through to the main reception room. The bay-fronted living room has an original feature fireplace, contrasted by an attractive surround. There is a bright dining room with built-in shelving, storage and double doors, which open onto the rear garden. Completing the ground floor accommodation is a kitchen, which has been fitted with a modern range of units and includes various integrated appliances. There is a pantry and a useful utility area, as well as a door to the rear of the property.

Upstairs are three bedrooms, two of which are comfortable doubles. The bathroom has also been fitted with a white suite and houses the boiler. There is a separate W.C. just off from the landing. The landing itself provides access to a spacious, semi-converted loft room accessed via drop down steps. This space is decorated and carpeted, with power, lights and a Velux window.

Outside, the front of the property is set back behind a lawned garden with a low brick wall and there is a driveway providing extensive off-road parking. A secure side gate leads to a detached garage with an adjoining shed with a greenhouse beyond. The garden itself extends to around 80ft in length and offers a superb degree of privacy. There is a patio, well suited to alfresco dining. The remainder is laid to lawn and bordered with a variety of plants shrubs and trees.

Location

Newmarket Road is conveniently located for access to the city centre, Grafton Centre and Newmarket Road. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also just 0.7 miles away and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby.

The property is a mile from the historical village of Fen Ditton which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

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.



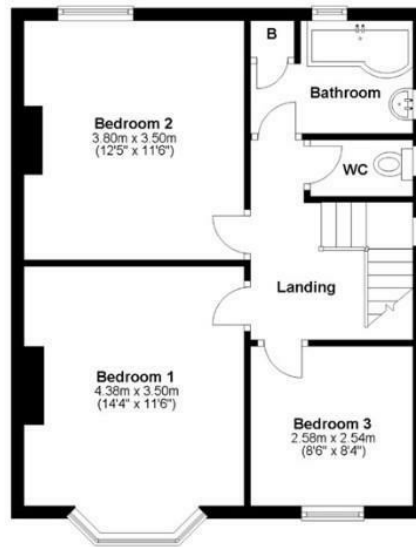
Second Floor



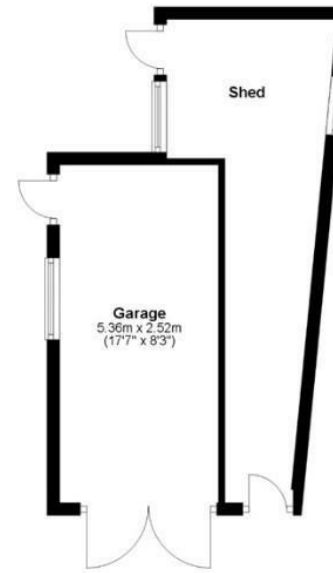
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 100 sqm (1075 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

