



7 Canterbury Close, Cambridge, CB4 3QQ
Offers Over £500,000 Freehold



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AN ESTABLISHED 1930'S HOUSE, SITUATED AT THE END OF A QUIET CUL-DE-SAC JUST OFF HUNTINGDON ROAD. THE PROPERTY ENJOYS A PRIVATE SOUTH-WEST FACING GARDEN AND IS AVAILABLE WITH NO ONWARD CHAIN.

- 1930s bay-fronted house with exciting scope 45ft (14m) south-west facing garden
- No onward chain
- 15-minute cycle to Cambridge Station
- Quiet, near central city location
- Excellent local schooling

This established mid-terraced house dates back to the 1930s and enjoys a pleasant position at the end of a peaceful cul-de-sac. The property is in need of some sympathetic updating, although does benefit from UPVC double glazing and gas-fired central heating.

The accommodation briefly comprises a bay-fronted sitting room with an open fireplace, contrasted by an attractive wooden surround. There is an adjoining dining room with original wood flooring and double doors opening onto a decking area. The kitchen has been fitted with a range of units and has space / plumbing for various appliances. There is a separate entrance porch with space for coats and footwear, leading to the main entrance hall, which has understairs storage and stairs leading to the first floor.

Upstairs are three bedrooms, two of which are comfortable doubles. There is a shower room with a white 3-piece-suite, as well as a second W.C. and basin. The landing provides access to an insulated loft.

Outside, there is on-street permit parking for residents and their visitors, as well as pay and display on Canterbury Street. The property is set back via a shallow front garden and is enclosed by a picket fence with a gate and pathway to the porch. The south-west facing rear garden offers a superb degree of privacy and extends to around 45ft (14m). There is a decking area and paved terrace with a useful store. The remainder of the garden is laid to lawn and stocked with a variety of shrubs and trees.

There is also gated access to the rear which gives secure residents pedestrian access back to the front of the property via Canterbury Street.

Location

Canterbury Close is a quiet cul-de-sac located off Canterbury Street which is in turn off Histon Road and Huntingdon Road. It forms part of a highly regarded residential area, which is around 1 mile north-east of the city centre.

The area boasts excellent local facilities including local shops, parks, schools and a regular 'bus service into the city centre.

The location is ideal for anyone wanting easy access to the city centre or to the A14 which links on to the regions main commuter routes and mainline railway station to London's King's Cross and Liverpool Street.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

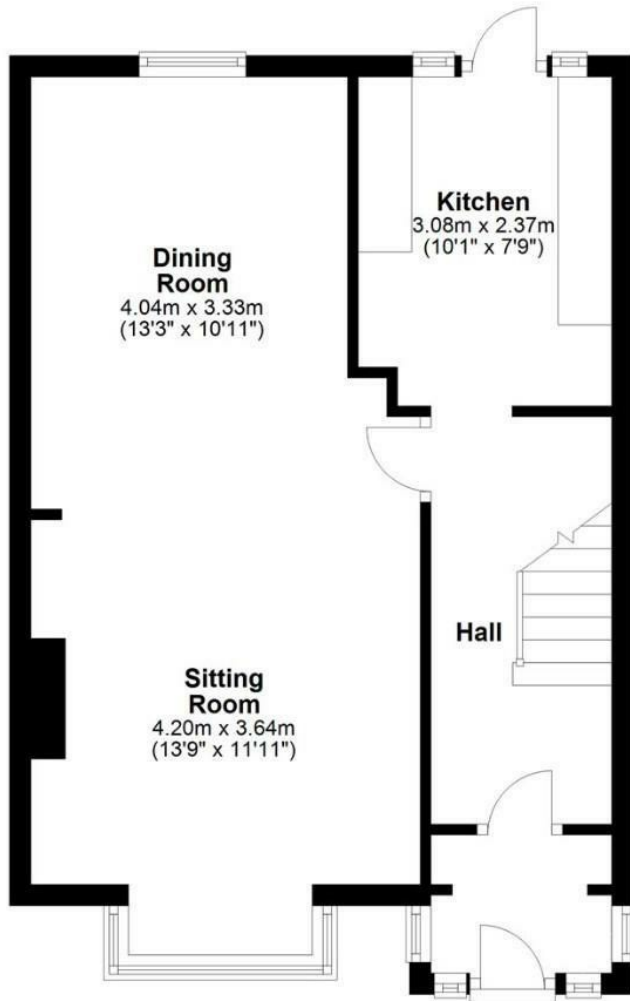
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

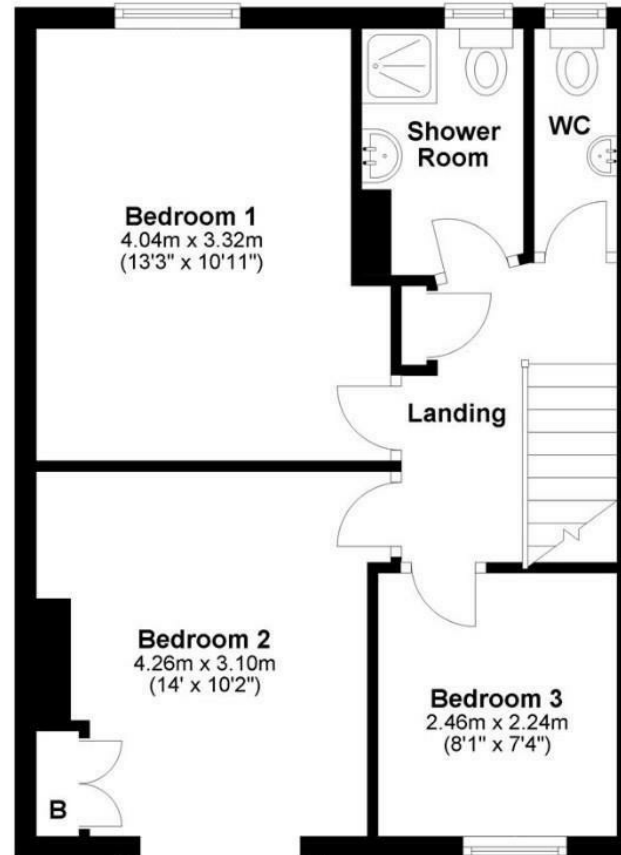
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 84 sqm (900 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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	

