



4 Colwyn Close, Cambridge, CB4 3NU  
Guide Price £385,000 Freehold



rah.co.uk  
01223 323130

**AN IMMACULATLY PRESENTED, TWO-BEDROOM MID TERRACE HOUSE WITH FRONT AND REAR GARDENS, LOCATED ON GILBERT ROAD WITH OFF-STREET ALLOCATED PARKING ON COLWYN CLOSE. NO ONWARD CHAIN.**

- 613 sqft / 57 sqm
- 80 sqm / 0.02 acre
- 1970's
- Gas-fired central heating to radiators
- Council tax band - C
- Mid-terrace house
- 2 bed, 1 recep, 1 bath
- Allocated parking space
- EPC – C / 73

This 1970's mid terrace house is conveniently located on Gilbert Road with access to a private rear garden and off-street parking space via Colwyn Close. The property is within easy reach of Mitcham's Corner, Jesus Green and the city centre, making this an attractive starter home and investment opportunity.

The accommodation is found in good decorative order, is fully double-glazed and has gas central heating. The accommodation comprises an entrance hall, sitting/dining room with built-in storage, a functional and well-equipped kitchen, first floor shower room and two bedrooms.

Outside, the front garden is accessed via Gilbert Road. The rear garden is private and designed with low maintenance in mind, enjoying a calming water feature.

There is allocated parking for one vehicle on Colwyn Close.

**Location**

Situated off Gilbert Road, Colwyn Close, forms part of an established popular residential area with access to good local facilities and well placed for access into the city centre, University, Science/Business Parks, Cambridge North Station. There are local shopping facilities available on Milton Road and Mitcham's Corner, with Milton Road Primary School and Chesterton Community College both close by. Leisure facilities for public use are available at Chesterton Community college, which includes a gym, swimming pool and a variety of classes. Midsummer Common, Jesus Green and the River Cam are just a short walk away.

**Agent's Note**

Resident association annual fee of £150 to cover general grounds maintenance

**Tenure**

Freehold

**Services**

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

**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.

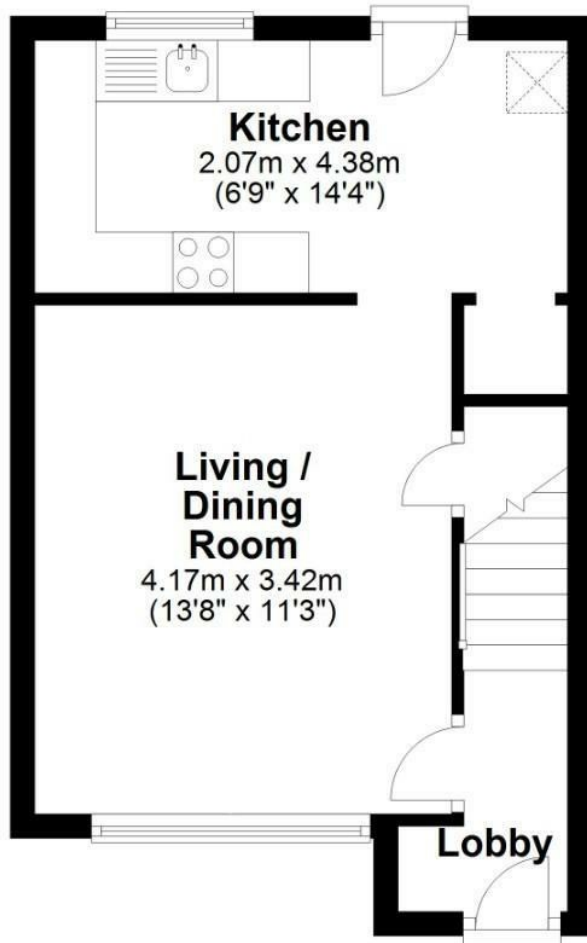
**Viewing**

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



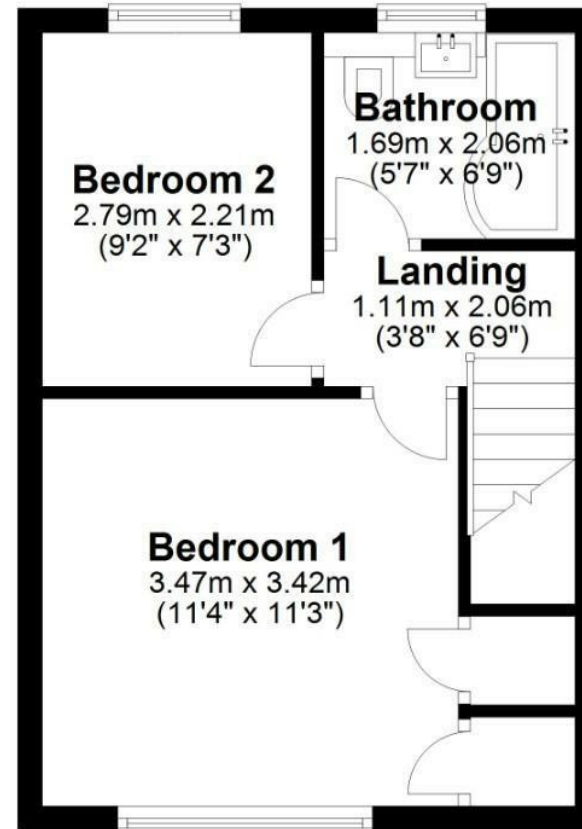
## Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		89
(92 plus) A		
(81-91) B		
(69-80) C	73	
(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	

