



64 Hartington Grove, Cambridge, CB1 7UB
Guide Price £775,000 Freehold



rah.co.uk
01223 323130

A DETACHED 1960'S THREE BEDROOM HOUSE PROVIDING GENEROUS OFF-STREET PARKING, GARAGE AND A PRIVATE SOUTH-FACING REAR GARDEN, LOCATED IN A PRIME RESIDENTIAL AREA ON HARTINGTON GROVE.

- 974 sqft / 90.5 sqm
- South-facing rear garden
- 96 sqm / 0.02 acre
- Garage & driveway parking for 4 cars
- EPC – D / 65
- Detached house
- 3 beds, 1 receptions, 1.5 baths
- 1960s
- Gas-fired heating to radiators
- Council tax band - E

This detached family house on Hartington Grove, offers excellent scope for expansion and modernisation. The property occupies a broad plot with a private south-facing gardens and extended parking for four vehicles, plus a garage. The property is located on the south side of the city, a short walk to excellent schools, a wide range of amenities on Cherry Hinton Road and Cambridge Station. Addenbrooke's Hospital and the city centre are within easy reach.

The accommodation comprises a reception hall with WC, a well-equipped kitchen, which provides access to a private side garden area and a large, full-depth, open plan sitting/dining room with a dual aspect.

Upstairs, a spacious landing area leads to a bathroom suite, a separate WC and three bedrooms, two of which provide built-in wardrobes.

Outside, there is a paved driveway to the front providing off-street parking and access to the garage. The rear garden has a south-facing aspect and is predominantly laid to lawn with a side, paved patio area leading to pedestrian access to the garage and covered side access to the front.

The property has a strong rental history and is being sold with no onward chain.

Location

Hartington Grove, which runs between Hills Road and Cherry Hinton Road, is well placed for the city centre, railway station and M11. Local shopping, churches and the public library are close by as is Morley Memorial Primary School. Other schools, of the state and independent sectors are also to be found on the south side of the city along with Long Road and Hills Road Sixth form colleges. It is also in easy reach of Addenbrooke's Hospital and Cherry Hinton Hall where there is a playground and park for children.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

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

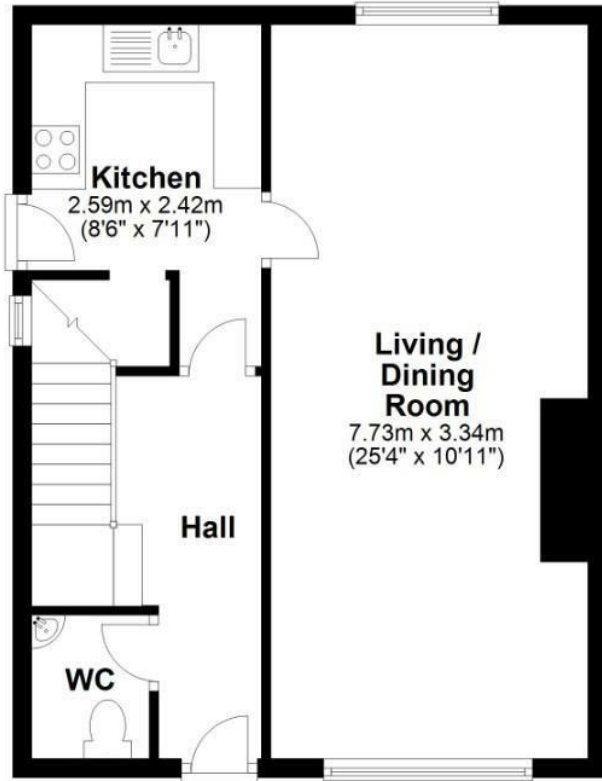
Viewing

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



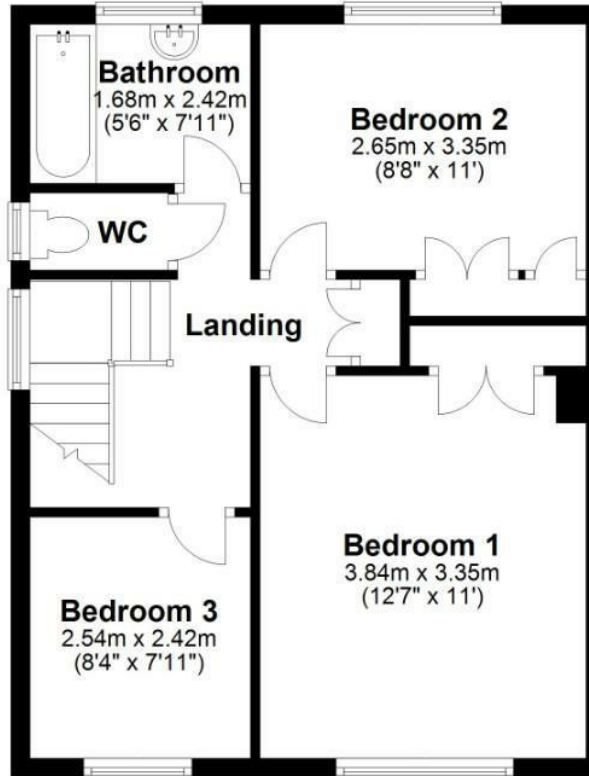
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



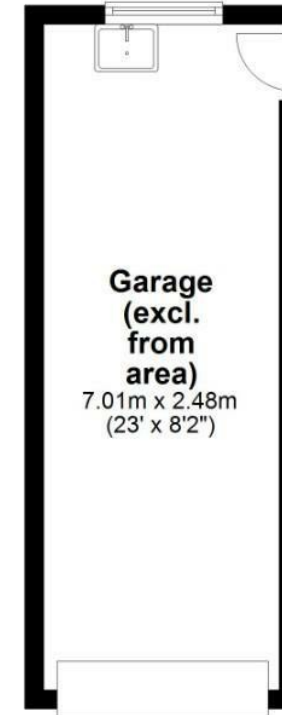
First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.1 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

