



1 Leonard Close, Cambridge, CB5 8TR  
Guide Price £375,000 Freehold



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**A BRIGHT & CONVENIENTLY POSITIONED END-OF-TERRACED HOUSE OF 950 SQFT / 88 SQM WITH A SOUTH-FACING GARDEN & DRIVEWAY, CLOSE TO THE A14, CAMBRIDGE CITY CENTRE & NORTH STATION VIA THE CHISHOLM TRAIL.**

- 950 sqft / 88 sqm
- 3 bed, 1.5 bath, 1 recep
- Driveway parking
- Gas-fired heating to radiators
- Council tax band - C
- End-of-terraced house
- 161 sqm / 0.04 acre
- 1960's
- EPC – C / 72

This well cared for end-of-terraced house enjoys a convenient and peaceful position just east of the city centre. The property is within easy reach of a wide array of transport networks including the Park & Ride, A14, Citi 3 bus route and Cambridge North Station, via the Chisholm Trail.

The accommodation briefly comprises an entrance hall with understairs storage, a large store cupboard with space for coats and footwear, and access to a cloakroom W.C. The kitchen has been fitted with a comprehensive range of base and wall mounted units; there is a freestanding range-style cooker included within the sale. There is a generous living/dining room, which benefits from southerly aspects. A sliding door from the dining area opens onto a private rear garden.

Upstairs are three good-sized bedrooms, all of which look south over the rear of the property and the leafy surroundings. The bathroom has been fitted with a modern white suite and includes a shower over the bath, complemented by attractive tiling.

Outside the property is set back from the close behind an open-plan garden with raised sleepers, mainly laid to lawn with a mature hedgerow adjacent to a driveway and the main entrance. The south-facing rear garden is principally laid to lawn and bordered with a variety of stocked beds. There is a useful outdoor store and secure gated access back to the front of the property.

The neighbourhood is friendly and very convenient with local amenities nearby, good schooling and a wealth of transport links to the city and rest of the country within striking distance.

**Location**

Leonard Close is conveniently positioned just off Ditton Lane via Fison Road and is ideally situated for access to Cambridge City Centre and the A14/M11 road networks. The property sits just a couple of miles from the city with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are a wide range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre, Fitzroy and Burleigh Street also nearby which has a wide range of shops a multiplex cinema and restaurants available.

Leonard Close is within striking distance of a one-stop convenience store, butchers, fish and chip shop and an NHS Health Centre. It is also just a short walk 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.

Cambridge North Station is just 1.4 miles away (approximately an 8 minute cycle) via the Chisholm trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the City Centre.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

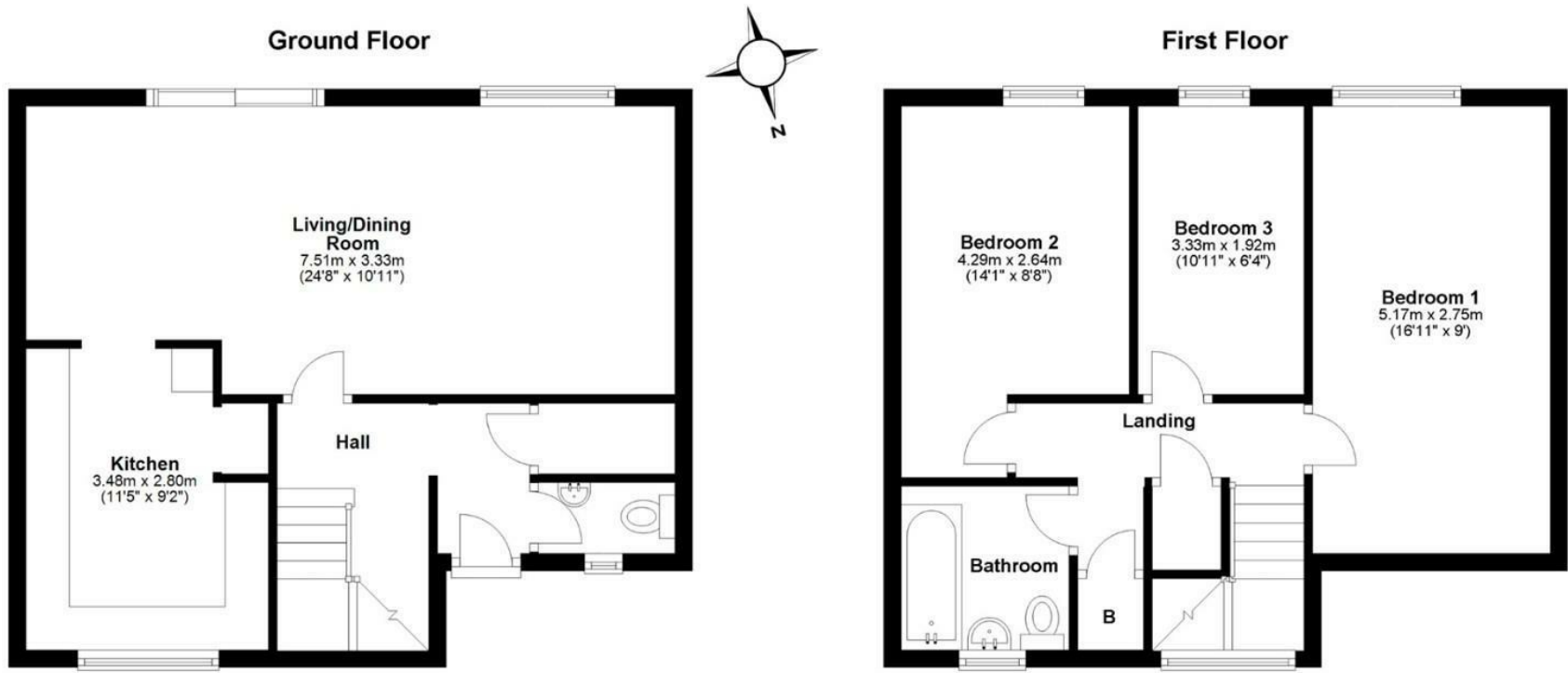
**Fixtures and Fittings**

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.





Approx. gross internal floor area 88 sqm (950 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(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	

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.

