



17 Longworth Avenue, Cambridge, CB4 1GU  
Guide Price £825,000 Freehold



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**A GREATLY IMPROVED TOWNHOUSE WITH A GARAGE, DRIVEWAY PARKING AND A LANDSCAPED SOUTH-FACING GARDEN. THE PROPERTY BENEFITS FROM PV SOLAR PANELS AND BOASTS AN A-RATED ENERGY EFFICIENCY.**

- 1625 sqft / 150 sqm
- 4 bed, 2 recep, 3.5 bath
- 121 sqm / 0.03 acre
- Driveway and integral garage
- Council tax band - F
- Townhouse
- 2003
- Gas-fired heating to radiators and underfloor
- EPC – A / 95

This spacious four-bedroom townhouse is situated in a select scheme nestled just between Chesterton's High Street and the River Cam. The property dates from 2003 and has undergone much improvement over the last four years. Additions include PV solar panels, an underfloor heating system, refitted bathrooms and a landscaped rear garden.

The entrance hall has a storage cupboard, personal door to the integral garage and access to a refitted cloakroom W.C. There is a generous kitchen/dining room, benefitting from southerly aspects with a door opening onto the private rear garden. The kitchen has been fitted with a comprehensive range of units and is finished with granite worktops; integrated appliances include a dishwasher, a new double oven and new induction hob with an extractor over.

Upstairs, the accommodation is split over two floors, the first housing the principal bedroom with an ensuite shower room and a generous living room with double doors opening onto a small balcony.

On the second floor are the remaining three bedrooms, bedroom 2 with an ensuite shower room, which benefits from underfloor heating and a heated towel rail. All the bedrooms offer built-in storage and the family bathroom has been fitted with a modern white suite, complemented by attractive tiling, inset spotlights, underfloor heating and a heated towel rail.

Outside, the front of the property is situated on a no-through road set back behind a driveway with a pathway to the main entrance. The south-facing rear garden measures around 34ft x 17ft and offers a superb degree of privacy. The garden is mainly paved for ease of maintenance and is bordered with a number of bushes and a stocked raised sleeper bed. A rear garden opens onto a communal green area and children's playpark, ideal for young families.

The property benefits from PV solar panels, which provide a small income to the household and contribute to a superb A-rated energy performance certificate.

**Location**

Longworth Avenue is a cul-de-sac situated in the desirable area of Chesterton, about 1 mile to the north east of Cambridge City centre. The property is within easy reach of the Grafton Centre, the Science Park and the new Cambridge North railway station (which provides regular services to London King's Cross and Liverpool Street stations, as well as Stansted Airport). It is also within the catchment area for Milton Road Primary School, which is Ofsted rated as 'good' and Chesterton Community College, which is rated as 'outstanding'.

The River Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store and large recreation ground with a children's play area. In addition, the nearby Riverside bicycle/footbridge gives easy access across the river to facilities in Newmarket Road including a large supermarket and the Cambridge Retail Park.

**Agent's Note**

We understand there is an annual service charge of £200 for maintenance and upkeep of the communal areas of the estate.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas, mains drainage and also benefits from PV solar panels.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

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

**Viewing**

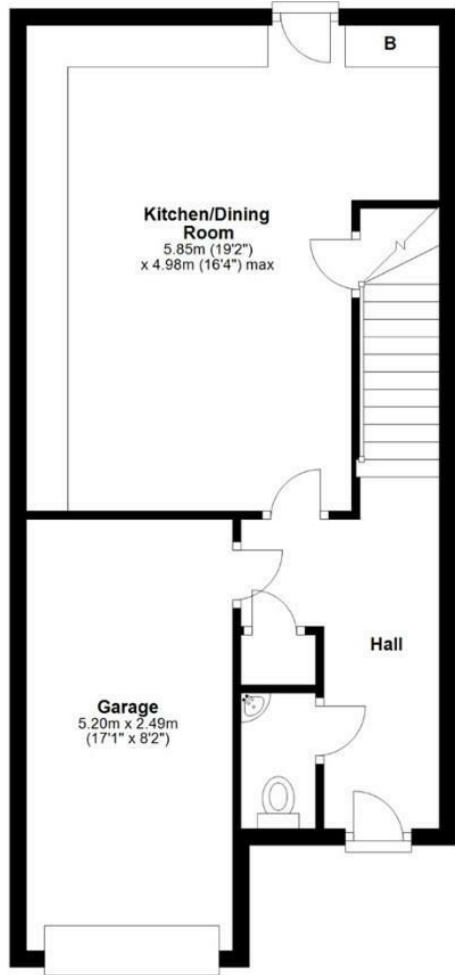
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



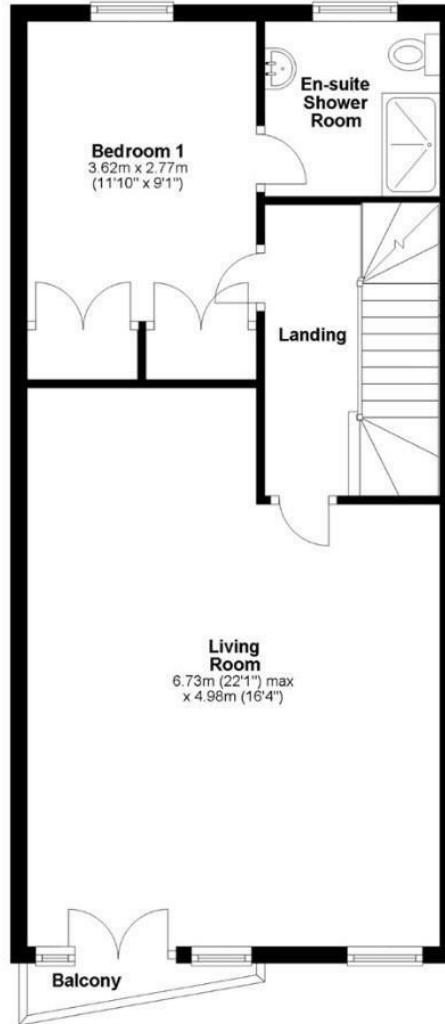




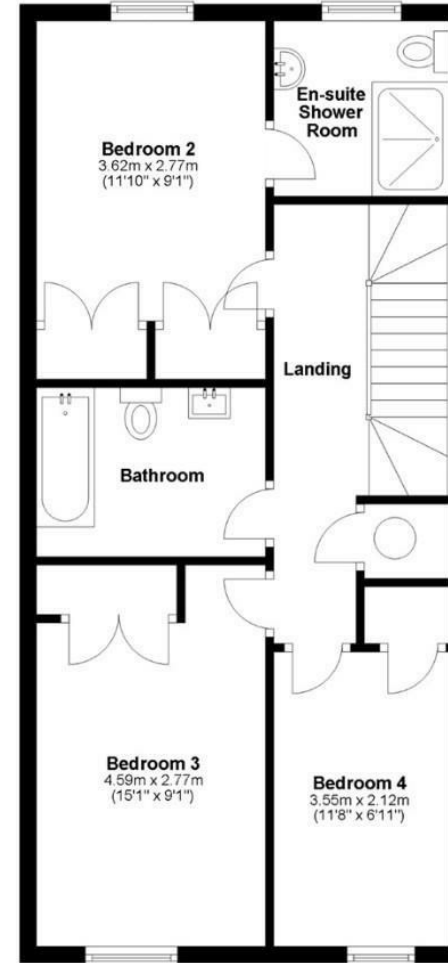
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 150 sqm (1625 sqft) excluding Garage

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs | 95                      | 96        |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |







