



19 Lucerne Close, Cambridge, CB1 9YR
Guide Price £375,000 Freehold



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AN IMPROVED SEMI-DETACHED HOUSE WITH 2 ADJACENT PARKING SPACES AND A BROAD REAR GARDEN. THE PROPERTY ENJOYS A PEACEFUL CUL-DE-SAC POSITION JUST HALF A MILE FROM CHERRY HINTON'S HIGH STREET.

- 560 sqft / 52 sqm
- 2 bed, 1 bath, 1 recep
- Driveway parking
- 1990's
- Council tax band - C
- Semi-detached house
- 161 sqm / 0.04 acre
- Gas-fired heating to radiators
- EPC – C / 71

This well cared for semi-detached house enjoys a convenient and peaceful position just east of the city centre. The property is within easy reach of Arm Ltd (0.5 miles), Addenbrooke's Hospital (2.2 miles) and Cherry Hinton High Street (0.4 miles).

The accommodation briefly comprises an entrance hall with understairs storage, space for hanging coats and stairs to the first floor. The kitchen has been fitted with a modern range of base and eye-level units and includes various integrated appliances. There is a bright living/dining room which benefits from the morning sun and has a large sliding door opening onto the private rear garden.

Upstairs, there are two well-proportioned bedrooms, and a bathroom fitted with a modern white suite. The principal bedroom is a particularly good size and offers views over the lovely private garden. There is ample storage space as bedroom 2 features built-in wardrobes and the landing provides access to a fully boarded loft, accessible via a pull-down ladder.

Outside, the front garden is neatly laid to lawn with a pathway to the main entrance. The property includes a driveway with side-by-side parking for 2 vehicles directly in front of the house. There is a secure side gate leading to the rear garden which measures 32' (9.75m) x 16' (4.87m). The garden features a paved terrace, well suited for alfresco dining, while the remainder is laid to lawn and bordered by a variety of established shrubs and trees. The rear garden is fully enclosed by fencing.

Location

Cherry Hinton is a highly sought-after village suburb within the eastern city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are four primary schools within walking distance of the property, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's and the Biomedical Campus (1.5 miles), Cambridge railway station (2 miles) and the city centre (3.5 miles). The location is well suited to those looking for a traditional community with excellent day-to day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

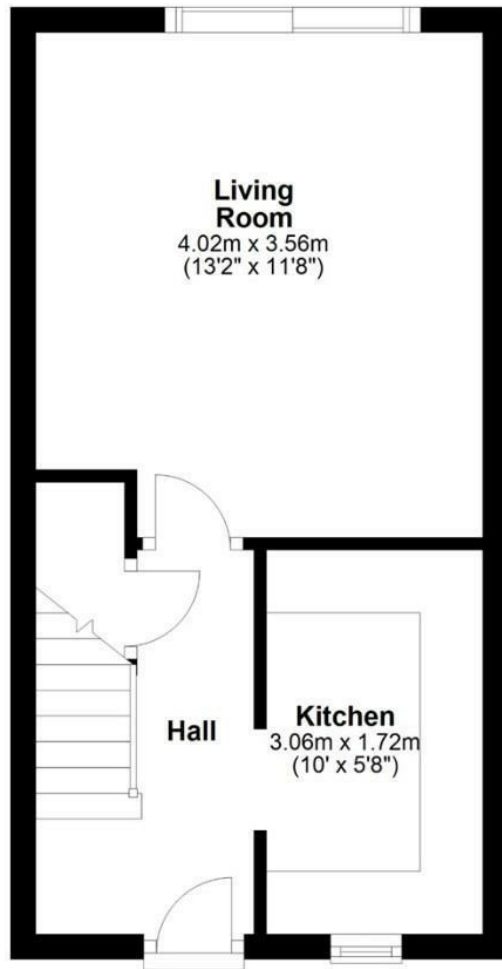
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



Approx. gross internal floor area 52 sqm (560 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

