



25 St. Albans Road, Cambridge, CB4 2HF
Guide Price £525,000 Freehold



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AN EXTENDED DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT INCLUDING GARAGING AND AMPLE OFF-STREET PARKING WITH WEST-FACING REAR GARDEN ON ST ALBANS ROAD.

- 97 sqm / 1052 sqft
- 2 bedrooms, 3 receptions, 2 bathrooms
- Gas-fired heating to radiators
- Built between 1967 and 1975
- Council tax band - E
- Detached bungalow
- 445 sqm / 0.11 acre
- Garage & driveway parking
- EPC – C / 71
- West-facing rear garden measuring 16.81m x 12.24m

25 St Albans Road stands detached on a large plot within this popular north-city road, within easy reach of A14, Cambridge North Station and Cambridge Science Park. There are good surrounding local amenities and public transport links into the city centre.

The property is in good decorative and was extended and reconfigured in 1981 to add extra reception space and ensuite facilities.

The property is approached via a generous frontage, which includes a garden area and a long driveway providing off-street parking and access to the garage.

The accommodation comprises an entrance hall providing built-in storage cupboards, which opens to a broad inner hallway housing a boiler cupboard. A large, open plan and well-equipped kitchen/dining room leads to a conservatory extension, which provides access to and views to the garden. An extended living room has glazed sliding doors opening to the garden. There are two double bedrooms located off the inner hall, bedroom one benefits from an ensuite shower room. A separate bathroom suite completes the accommodation.

Outside, the rear garden is fully enclosed, private and has a west-facing aspect. Predominately laid to lawn with a paved patio area and timber storage shed. There is pedestrian access to the garage from the rear garden.

The property benefits from being sold with no onward chain.

Agent's Note

Asbestos garage roof

Location

St Albans Road is approached via Roseford Road and Arbury Road and is situated to the north of the city centre, well placed for access to the Science Park, Guide Busway Way, Cambridge North Station and A14. There is local shopping on Histon Road, Carlton Way and Arbury Court with schooling for all age groups in the area.

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

The vendors have notified us all fixtures and fittings including the white goods are included in the sale of the freehold interest.

Viewing

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





Total area: approx. 97.8 sq. metres (1052.9 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		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	

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.

