



29 Magrath Avenue, Cambridge, CB4 3AH
Guide Price £800,000 Freehold



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A CLASSIC BAY-FRONTED VICTORIAN HOUSE PROVIDING STYLISH AND EXTENDED ACCOMMODATION APPROACHING 1200 SQFT WITH A WEST-FACING REAR GARDEN CLOSE TO CASTLE HILL AND JESUS GREEN.

- 1175 sqft / 109sqm
- Victoria terraced house
- Plot size - 0.05 acres
- Gas-fired heating to radiators
- Council tax band - E
- 4 bedrooms, 2 baths, 2 reception rooms
- Accommodation arranged over three floors
- Residents' permit parking
- Epc - D / 68
- No onward chain

This charming period home forms part of an attractive terrace of bay-fronted properties on Magrath Avenue. This peaceful and attractive residential area in West Chesterton is close to excellent facilities, open green spaces including Alexandra Gardens and Jesus Green and a short walk to the historic centre. In recent years the property has been greatly improved, altered and extended to create a stylish family home with a modern layout and superior finish.

The property is approached via a small walled front garden, which offers space for bicycle storage. The long entrance hall opens into a bright and spacious dining room with sash window and column radiator, which separates the elegant living room and extended kitchen/breakfast room. The living room has a large bay sash window overlooking the front aspect and attractive period fireplace. The impressive kitchen is well equipped and provides an extensive range of contemporary two-tone units and drawers, granite working surfaces with an inset gas hob and a range of integrated appliances. A polished tiled floor continues to the breakfast area, which benefits from bi-fold doors and complete views of the garden.

The first-floor accommodation comprises landing area, three spacious bedrooms and a refitted family bathroom suite. The top floor principal bedroom suite has floor to ceiling French doors and Juliet Balcony and a modern ensuite shower room.

Outside, the enclosed rear garden has a west-facing aspect, paved patio area, lawn and shingle pathway which leads to gated rear pedestrian access.

Agent's Note

Please note that these photographs were taken prior to the current tenancy.

Location

Magrath Avenue forms part of a popular residential area just to the north of the City centre within easy walking or cycling distance to Jesus Green, Midsummer Common and the historic centre. Local shopping is available on Mitcham's Corner and Victoria Road with primary schooling at St Luke's and secondary schooling at Chesterton Community College. Alexandra Gardens is close by.

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





Approx. gross internal floor area 109 sqm (1175 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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.

