



11 Eagle Street, Cambridge, CB1 2GF  
Guide Price £950,000 Freehold



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**A BEAUTIFULLY APPOINTED TOWNHOUSE OF 1663 SQFT / 154 SQM, PLUS A WEST-FACING GARDEN, SITUATED IN THE HIGHLY REGARDED IRONWORKS DEVELOPMENT JUST OFF MILL ROAD IN THE HEART OF PETERSFIELD. NO CHAIN.**

- 1663 sqft / 154 sqm
- Allocated parking space
- Plot size - 0.04 acres
- Solar panels and storage battery
- Gas-fired heating to radiators and underfloor
- Semi-detached house built in 2022
- 4 bed, 3 recep, 2.5 bath
- West-facing garden
- EPC – B / 88
- No chain

No.11 Eagle Street is a cleverly designed townhouse constructed by Hill Residential in 2022. Specifications to the house include Amtico flooring, Caesarstone worktops, quality kitchen units, appliances and vanity bathroom furniture. The property has 7 years NHBC warranty remaining and benefits from solar panels and a storage battery.

The accommodation is arranged over three floors, boasts well-proportioned rooms with high ceilings and has been thoughtfully constructed using deep glazed windows and doors to bathe the interior with an abundance of natural light. The kitchen has been fitted with a stylish range units and has a large sliding door to the rear garden. There are also various Bosch appliances included and a large understairs storage cupboard. The ground floor benefits from underfloor heating.

The bedrooms are well-proportioned and two include built-in sliding wardrobes. The first-floor sitting room currently serves as a large children's bedroom, yet the house offers plenty of versatility to suit individual purchasers' needs. The master bedroom benefits from an ensuite shower room, complemented by an illuminated mirror cabinet, attractive tiling, and a heated towel rail. The main bathroom has also been fitted with a stylish white suite and has a separate bath and shower.

Outside, there is private parking for one vehicle to the front of the property and additional visitors' parking spaces on the development, as well as pay and display nearby. A side access leads to the west-facing rear garden with a block paved patio and a small lawned area with bordered slate chippings.

The development has been carefully designed with a children's play park and several green spaces less than a minute's walk from the property, as well as a community centre and a number of retail units.

This house offers prospective buyers the exciting opportunity to acquire a "nearly new" ready to move in home that is built and designed for the future.

#### **Location**

Eagle Street is part of the iconic Ironworks development, completed in 2020 by award winning local developers Hill Residential and comprising a collection of contemporary homes situated just off Mill Road, close to Parker's Piece and within walking distance of the railway station, city centre, Grafton Centre, Anglia Ruskin University and many other facilities offered by the University. Some of the city's best local shopping, dining out and entertainment is available on Mill Road itself, with a wide range of local amenities and good access to both private and state schools for all age groups, including St Matthew's Primary School, Parkside Community College and Hills Road College.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

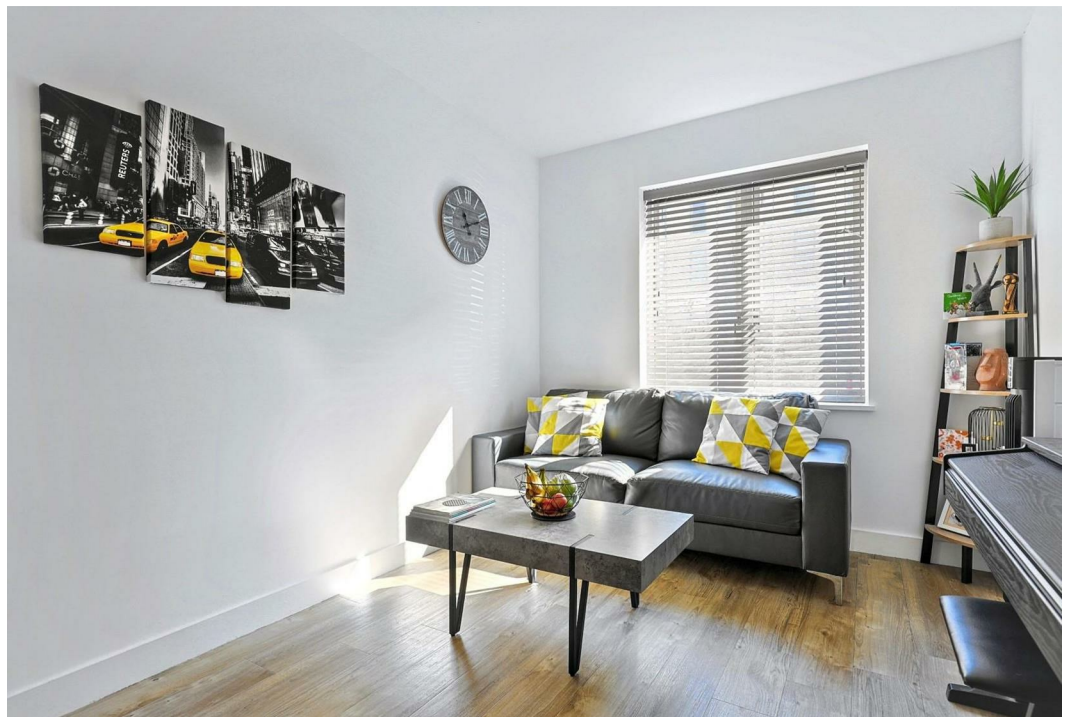
Cambridge City Council.  
Council Tax Band - F

#### **Fixtures and Fittings**

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

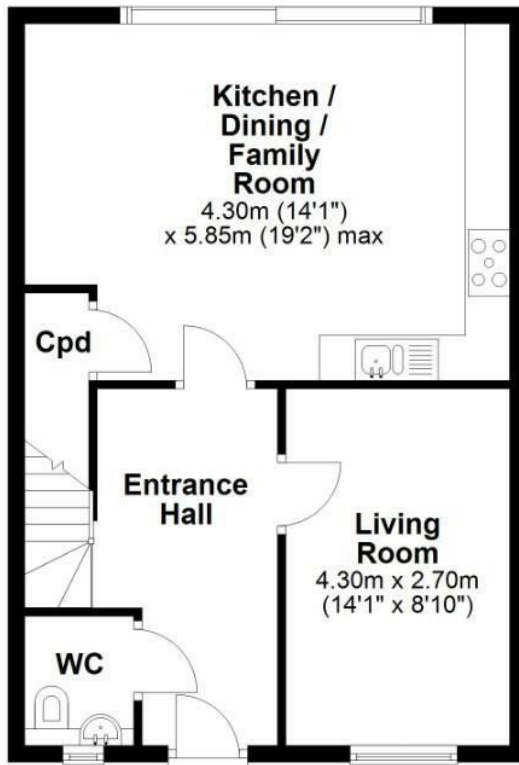
#### **Viewing**

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



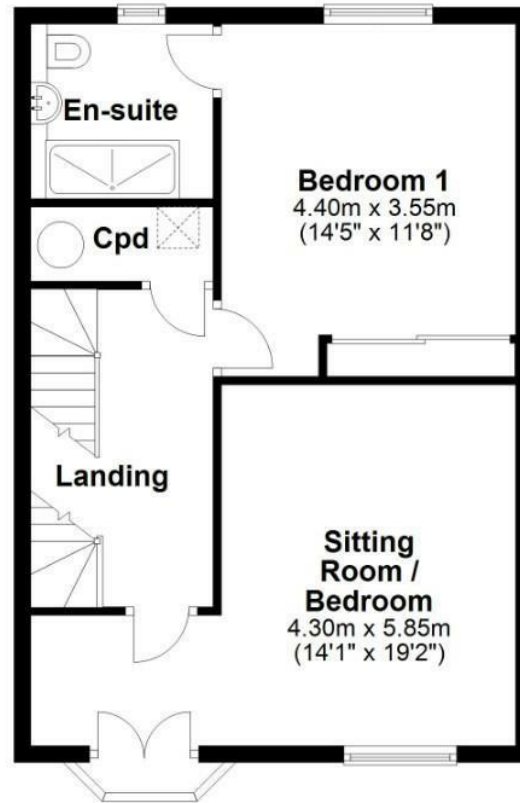
## Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



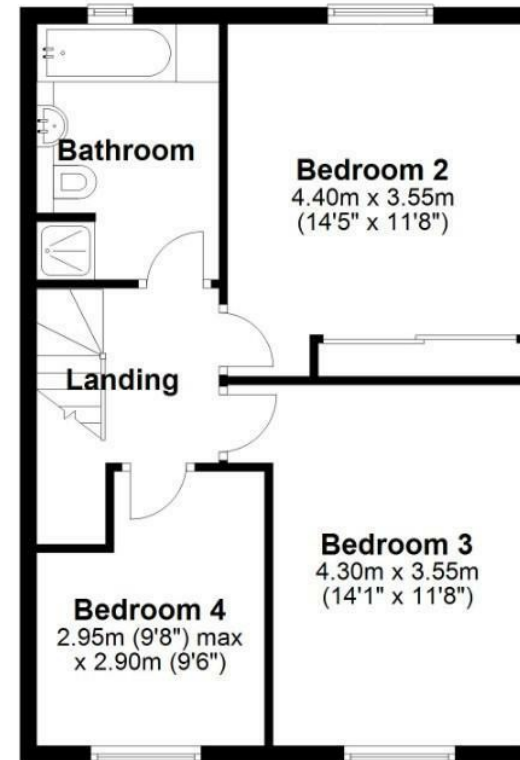
## First Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



## Second Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 154.5 sq. metres (1663.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(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		
England & Wales		
EU Directive 2002/91/EC		



