



58 Long Reach Road, Cambridge, CB4 1UJ  
Guide Price £550,000 Freehold



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**A SEMI-DETACHED HOUSE PROVIDING A LARGE KITCHEN/DINING ROOM EXTENSION AND BROAD ESTABLISHED GARDENS WITH A GARAGE AND PARKING. OCCUPYING A CUL-DE-SAC LOCATION WITHIN EASY REACH OF CAMBRIDGE NORTH STATION, THE RIVER AND STOURBRIDGE COMMON.**

- 1150 sqft / 107 sqm
- 3 bedrooms, 2 reception, 1 bathroom
- Plot size - 0.09 acres
- Gas-fire heating to radiators
- EPC – C / 72
- 1960's semi-detached house
- Kitchen/dining room extension
- Garage and off-street parking
- Cul-de-sac location
- Council tax band - C

This 1960s semi-detached house on Long Reach Road offers spacious accommodation extending to 1150 sqft and benefits from a deep, full-width kitchen/dining room extension, which overlooks private gardens to the rear.

The property sits on a generous plot with front, side and rear gardens, which provide ample off-street parking and a garage.

Located in a quiet cul-de-sac in Chesterton, the property is within a short walk to Cambridge North Station, Stourbridge Common and scenic river walks leading to the city centre. There are good facilities close by on Chesterton High Street.

The accommodation is arranged over two floors and requires some sympathetic modernisation. The accommodation comprises an entrance hall, a front sitting room connecting to an additional dining area/family room, a large utility room and a full-width, open plan kitchen/dining room with a vaulted ceiling, a range of low-level units and drawers with solid wood working surfaces, Velux windows and double doors opening to the garden.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom suite.

Outside, the rear garden offers a high degree of privacy and is predominately laid to lawn. The property is accessed via a side garden area, which provides parking and leads to a garage.

#### **Location**

Long Reach Road forms part of a quiet and established residential area in Chesterton approached via Fen Road. The property is within easy reach of scenic river walks and large open green spaces including Stourbridge Common and Midsummer Common. A wide range of facilities are close by on Chesterton High Street and Cambridge North station is a short walk away. The Science Park, guided busway and city centre and within walking or cycling distance.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

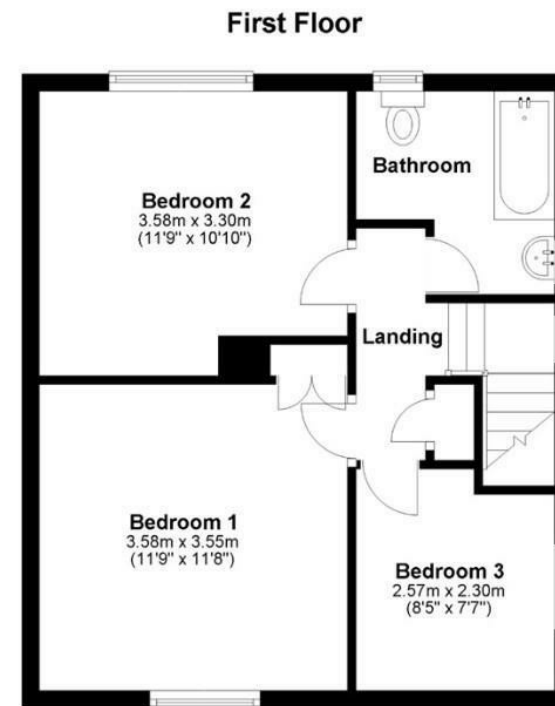
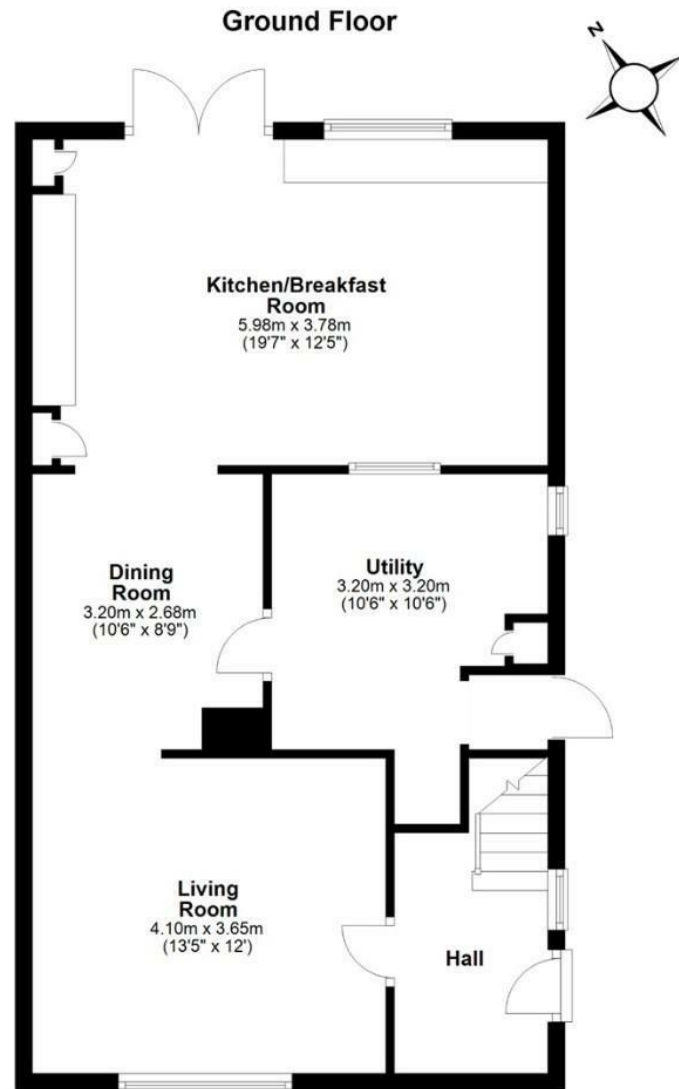
#### **Fixtures and Fittings**

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.





**Approx. gross internal floor area 107 sqm (1150 sqft)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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

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.



