

14 Shrewsbury Road, Cambridge, CB3 0SJ  
Guide Price £625,000 Freehold



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**A WELL-POSITIONED MODERN TOWNHOUSE OF 1175 SQFT / 109 SQM, WITH DRIVEWAY PARKING AND A DELIGHTFUL REAR GARDEN, FRONTING ONTO NIAB AND HOWES CLOSE SPORTS GROUND, FOR SALE WITH NO CHAIN.**

- 1175 sqft / 109 sqm
- 3 double beds, 2 recep, 2.5 bath
- Plot size - 0.04 acres
- Gas-fired heating to radiators
- EPC – B / 87
- Townhouse
- Built in 2019
- Driveway
- No onward chain
- Council tax band - E

This smart Townhouse forms part of the first phase of Darwin Green. Built in 2019 and enjoying a superb position within the development, No.14 has been particularly well cared for, benefits from an extended builder's warranty and a wonderfully manicured private rear garden.

On the ground floor is a welcoming entrance hall with a useful storage cupboard, access to a cloakroom W.C. and stairs leading up to the first floor. There is also a separate utility room with fitted units and space for various appliances. Of particular note is the open-plan kitchen/living/dining room which has a bay-window and French doors opening onto the garden. The kitchen itself has been fitted with a modern range of units and includes various integrated appliances and a peninsula for defining the areas.

Upstairs, the accommodation is arranged over two floors, the first housing bedroom 1, which includes an en suite shower room, complemented by attractive tiling and inset spotlights. The living room has pleasant views over the front of the property and could easily serve as an additional bedroom. The final two bedrooms are located on the second floor and benefit from custom fitted wardrobes, as well as the main bathroom which has been fitted with a modern three-piece suite including a shower over the bath.

Outside, there is a large driveway and gated side access leads to the rear garden which has been stocked with a wide variety of shrubs, plants and trees. There are a number of seating areas, well suited to alfresco dining and a storage shed, the whole is enclosed by fencing.

**Agent's Note**

We understand the property benefits from an extended builders warranty with 18 years remaining.

**Location**

The recently formed development of Darwin Green resides within the CB3 postcode, to the North-west of the historic Cambridge City centre. The area is close to many amenities, including a Sainsbury's supermarket within Eddington. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

**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.

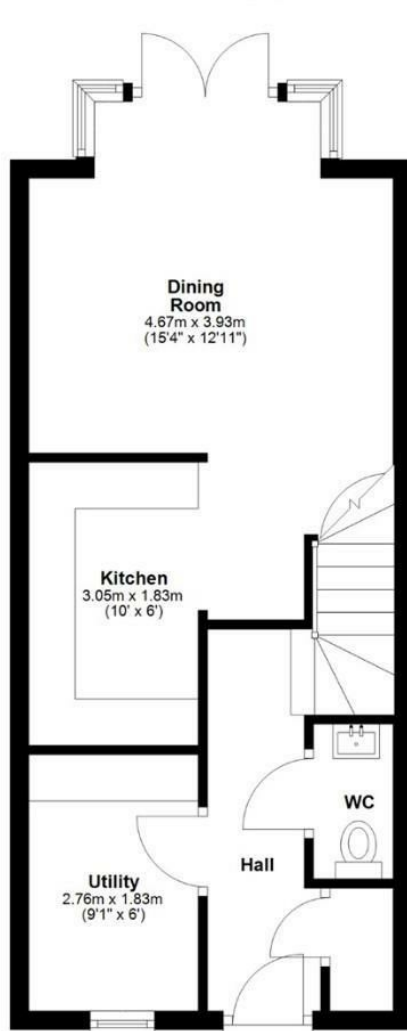
**Viewing**

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

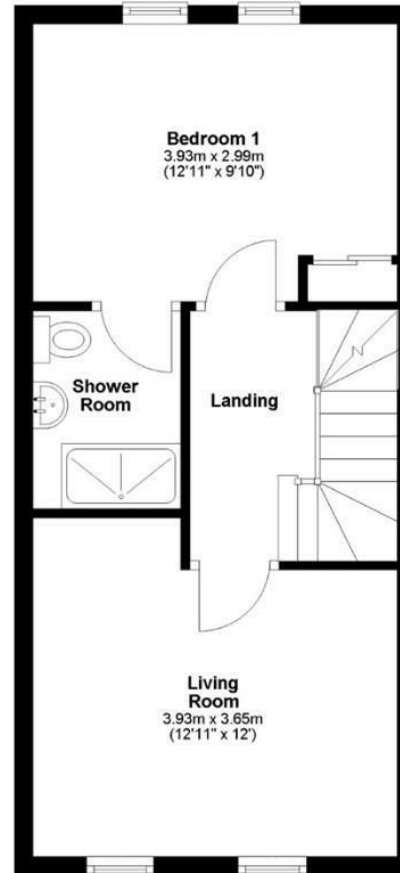




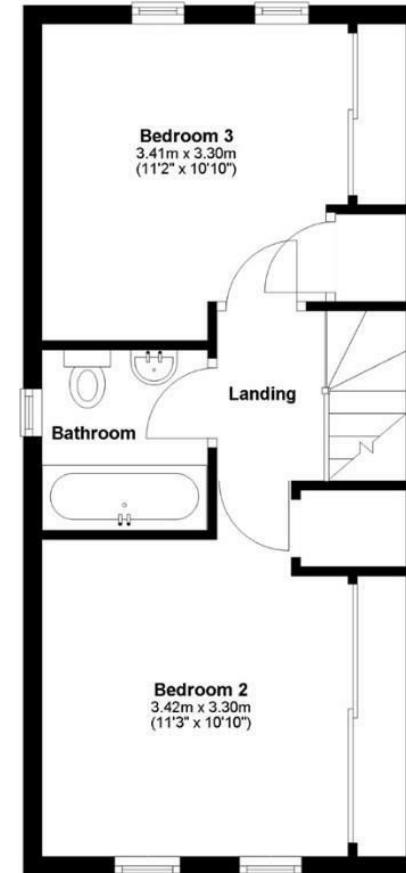
### Ground Floor



### First Floor



### Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	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		



