



15 Sherbourne Close, Cambridge, CB4 1RT  
Guide Price £500,000 Freehold



rah.co.uk  
01223 323130



**A WELL-PROPORTIONED HOUSE OF 1200 SQFT / 112 SQM, PLUS A CONVERTED GARAGE STUDIO, ENJOYING A PRIVATE SOUTH-EAST FACING GARDEN AND THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- 1200 sqft / 112 sqm
- 4 bed, 2 recep, 2 bath
- Plot size - 0.05 acres
- Gas -fired heating to radiators
- EPC – C / 70
- Terraced house
- South-east facing garden
- Garage and parking space
- Built in 1968
- Council tax band - D

This spacious house enjoys a pleasant position in a peaceful cul-de-sac situated just off Green End Road in the heart of East Chesterton. The house has been generally well cared for and benefits from two bathrooms, as well as a converted garage studio with power, lighting and air conditioning.

The accommodation briefly comprises a spacious entrance hall with built-in storage, stairs to the first floor and access to a shower room, which has been fitted with a modern white suite. There is a generous living room and an impressive open-plan kitchen/dining room with an island and including various integrated appliances. A door from the dining area opens onto the private south-facing garden.

Upstairs are four good-sized bedrooms, two of which include built-in storage. The bathroom has been fitted with a white suite and benefits from a skylight installed in the loft.

Outside, the front of the property is set back from a pedestrian pathway behind an established front garden. The rear garden has been mainly paved and shingled for ease of maintenance, has a gate leading to a residents' parking area, also providing access to the converted garage/studio. There is power, internet cabling and air conditioning installed, offering versatility to suit individual purchasers needs.

#### **Location**

Sherbourne Close is conveniently located between Green End Road and Milton Road. There are excellent local amenities nearby including a wide range of shops and facilities for most day to day requirements. Cambridge city centre and the university colleges are all easily accessible by either bus or bicycle along Milton Road. There is also a pleasant riverside cycling / walking route into the centre of town.

For the commuter, the region' s major routes including the A14 and M11 are within easy reach. Cambridge North train station is a most useful asset, which has direct links to London's King's Cross. Cambridge Science and Business Parks at Milton are also about a mile away from the property.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

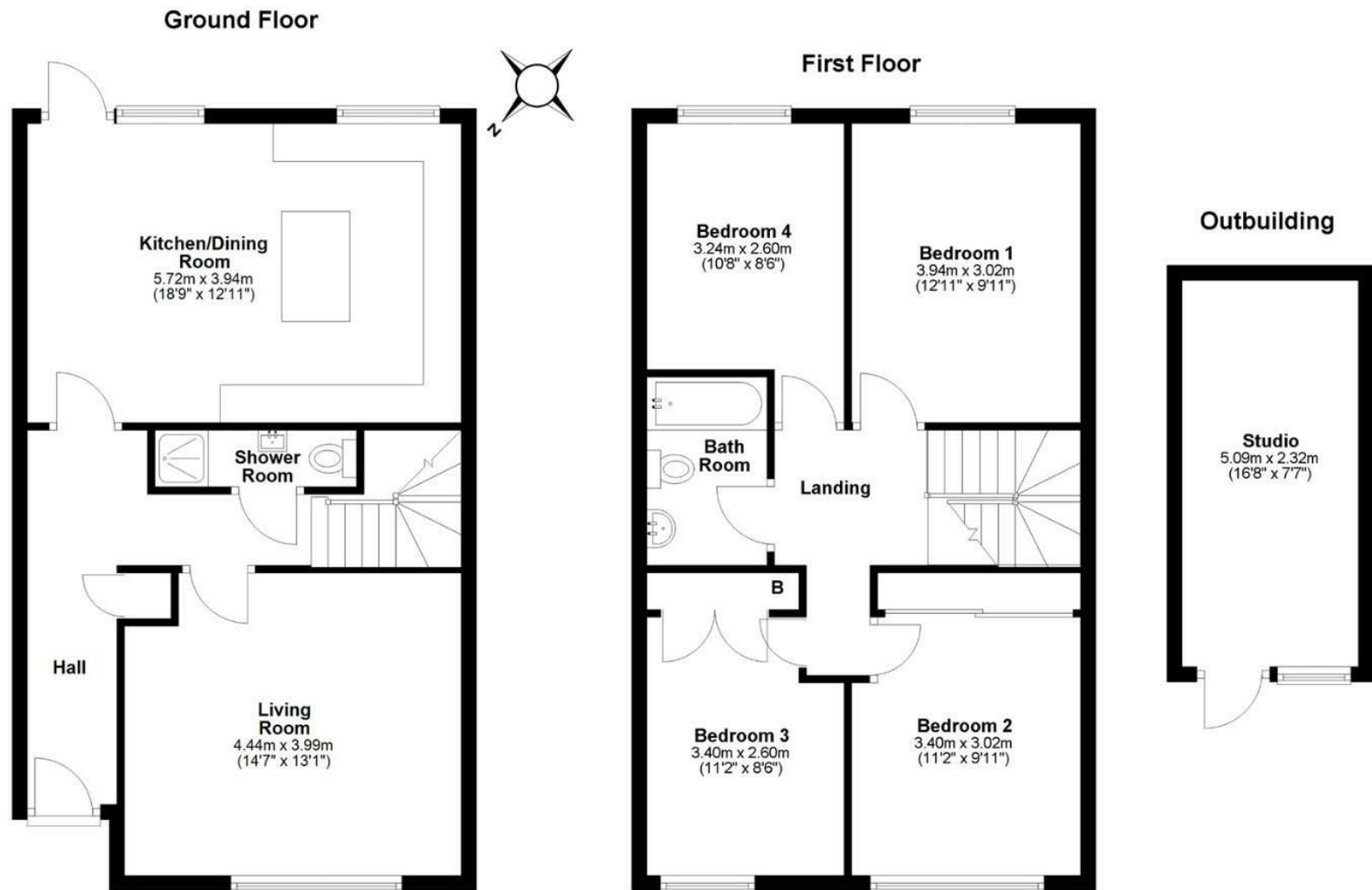
#### **Fixtures and Fittings**

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 112 sqm (1200 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		



