



31 William Smith Close, Cambridge, CB1 3QE
Guide Price £395,000 Freehold



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A CONVENIENTLY LOCATED HOME WITH A GARAGE, DRIVEWAY AND SOUTH-FACING GARDEN, SITUATED IN A POPULAR CUL-DE-SAC, A STONE'S THROW FROM CAMBRIDGE STATION AND AVAILABLE WITH NO ONWARD CHAIN.

- 575 sqft / 53 sqm
- 2 bed, 1 recep, 1 bath
- Plot size - 0.03 acres
- Electric heating to storage radiators
- Council tax band - C
- Mid-terraced house
- Driveway and garage
- Built in the 1980s
- EPC – C / 70
- No onward chain

This well cared for mid-terraced house enjoys a most convenient location in a pleasant cul-de-sac just off Mill Road, close to the heart of Romsey Town within striking distance of Cambridge Station. The property is in good order throughout and available with the benefit of no onward chain.

On the ground floor is an entrance hall with a built-in storage cupboard and access to the kitchen, which is fitted with a modern range of units and has various freestanding appliances included within the sale. There is a spacious living/dining room, which benefits from southerly aspects, has an electric feature fireplace and a door leading to the private rear garden.

Upstairs are two bedrooms. The master bedroom is particularly spacious and includes built-in shelving. The bathroom has been fitted with a modern white suite including a shower over the bath and is complemented by attractive tiling.

Outside, to the front of the property is a driveway and an open-plan garden, which is laid to lawn. To the rear of the property is a single garage with a personal door leading to the south-facing garden, which offers a superb degree of privacy throughout. The garden has been predominantly paved and shingled for ease of maintenance, is stocked with a variety of shrubs and trees and enclosed by fencing.

Agent's Note

The property is of timber frame construction.

Location

William Smith Close is a convenient residential area, which is equidistant from both Mill Road and Cambridge Station. The property is situated less than 2 miles from Addenbrooke's Hospital and is within striking distance of the city centre.

The Romsey Town area offers a fine mix of independent shops, restaurants and cafés. Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi-screen cinema and bowling alley complex has a number of wellknown restaurants and a popular live music/comedy venue, The Junction, is within the immediate vicinity.

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

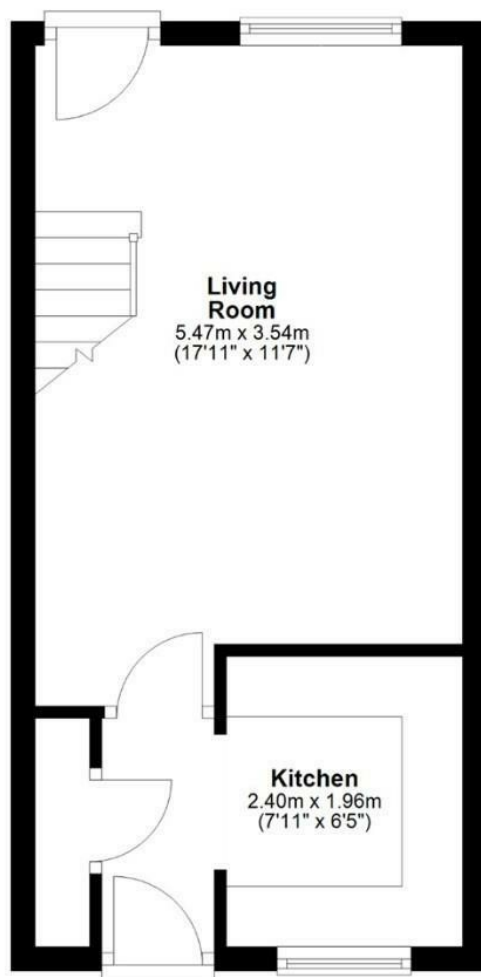
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

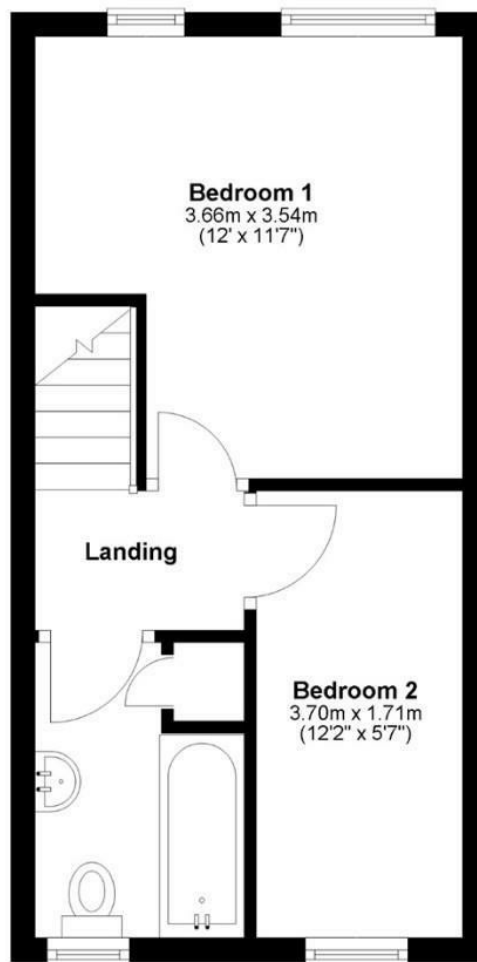
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



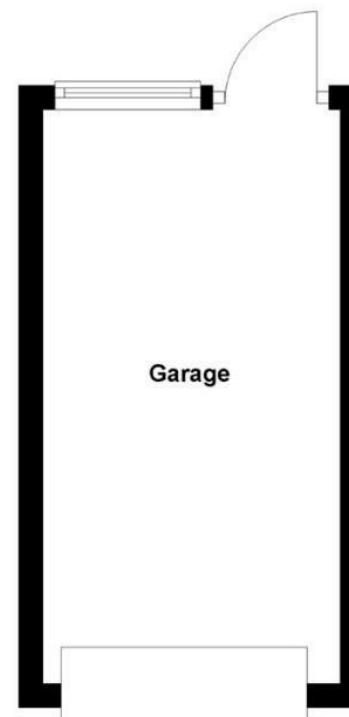
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 53 sqm (575 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	70	
(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

