



84 Whitehill Road, Cambridge, CB5 8LY  
Guide Price £475,000 Freehold



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**A 3-BEDROOM END-OF-TERRACE HOUSE WITH A DELIGHTFUL REAR GARDEN AND PLENTY OF SCOPE FOR EXPANSION (STPP), OCCUPYING A LARGE PLOT SET WELL BACK FROM THE ROAD AND BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- 3-bedroom end-of-terrace house
- Scope for expansion (STPP)
- Large southwesterly-facing rear garden
- Shared driveway
- EPC rating - E / 47
- 2 receptions, conservatory, 1.5 bathrooms
- Spacious and practical accommodation
- Plot size of 0.11 acres
- Gas-fired heating to radiators
- No onward chain

This established family home enjoys a pleasant position, set well back from a sought-after road to the east of the city centre. It offers spacious and practical accommodation ideally suited to a family and the sizeable rear garden provides tremendous scope for expansion, subject to the relevant consents.

On the ground floor, the entrance hall has stairs to the first floor with storage under and access to the principal rooms. The living room has a gas fire and double doors opening into the dining room, which, in turn, has sliding doors through to the conservatory. Fitted with a range of base and eye-level units, the kitchen has spaces for a cooker and fridge/freezer, plumbing for a washing machine and dishwasher, and a door to the conservatory. Partly brick-built, the conservatory has sliding doors providing pleasant views of and access to the rear garden. A side door leads to a sheltered store area with WC, storage cupboard and further storeroom.

On the first floor, there are three bedrooms, two of which are generous doubles with built-in storage. There is a tiled family bathroom with a mains shower over, wash basin and a separate WC. The landing has an airing cupboard with a hot water tank and a hatch to the loft space.

Outside, the property is set well back from the road behind a large lawn and shared driveway leading up to a garden enclosed by low-level wall. Secure, sheltered access leads to the delightful, sizeable rear garden, which is mainly laid to lawn and enjoys a southwesterly aspect. It is enclosed by fencing and hedgerow and includes a timber shed and workshop, which has power connected.

#### **Location**

The Abbey area of the city is a very convenient and thriving place to live, with major retail parks, supermarkets and leisure facilities within walking distance on Newmarket Road. It is just a couple of miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common. The Abbey public swimming pool, gym and leisure centre is a stone's throw from the property, being located just off Whitehill Road, with Coldham's Common beyond. Approximately 20 metres from the property, on Whitehill Road is a bus stop, which has services running to Addenbrooke's and the mainline train station.

There is primary schooling at The Galfrid School, which feeds into Coleridge Community College, both of which are part of The Cambridge Academic Partnership.

It is equally convenient to get out of town, with a pleasant walk or cycle of about a mile leading to Fen Ditton with its traditional and riverside pubs and Junction 34 of the A14 within 2 miles.

#### **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**

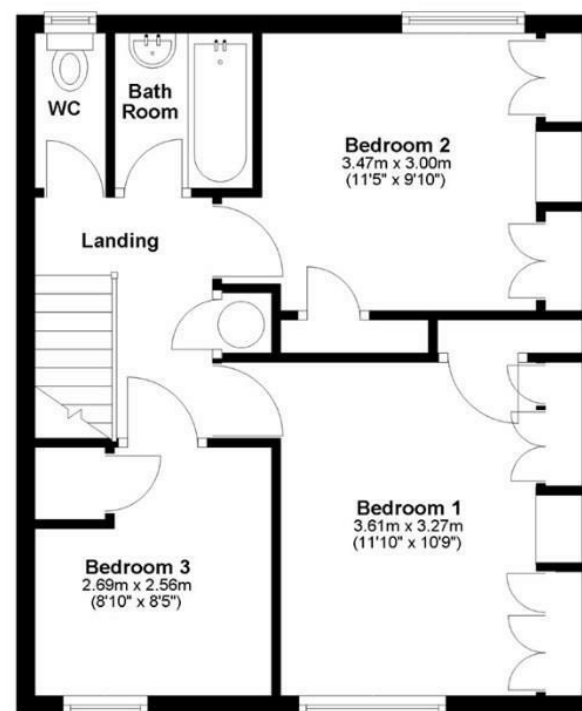
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 98sqm (1050 sqft)

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

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