



539 Newmarket Road, Cambridge, CB5 8PA
Guide Price £550,000 Freehold



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A BEAUTIFULLY PRESENTED 1930'S BAY-FRONTED HOME WITH A GARAGE, DRIVEWAY AND A GENEROUS GARDEN, SITUATED NEAR THE CITY CENTRE WITH EASY ACCESS TO THE A14 AND CAMBRIDGE NORTH STATION VIA THE CHISHOLM TRAIL. AVAILABLE WITH NO ONWARD CHAIN.

- 1050 sqft / 97 sqm
- 3 bed, 2 recep, 2 bath
- 1930s
- Plot size - 0.08 acres
- Council tax band - C
- Semi-detached house
- Driveway and garage
- Gas-fired heating to radiators
- EPC- D / 55
- No onward chain

This 1930's semi-detached home has been well cared for and occupies a most convenient position, less than 2 miles from the city centre and just a 6-minute cycle from Cambridge North Station. With a well-designed layout, the property features bay windows, original exposed floorboards, a wooden staircase, pine doors, and a country-style kitchen.

There is a welcoming entrance hall with space for coats and footwear, finished with original wood flooring, which continues through to the main reception room. The bay-fronted living room benefits from southerly aspects and period features. The bespoke timber kitchen is finished with solid oak worktops and a butler sink and features a freestanding island. Wooden double doors open into the conservatory, which boasts delightful views over the landscaped rear garden. Completing the ground floor accommodation is an inner hallway that serves as utility/cloakroom with a semi-fitted pine wardrobe, providing access to the garden via a side-door, and leading to a downstairs shower room with a wash hand basin and W.C.

Upstairs are three bright bedrooms, all with exposed original wood flooring. The main bedroom benefits from southerly aspects and a bay-fronted window. The family bathroom has been fitted with a white suite, has a dual aspect and a shower over the bath. The landing provides access to a loft and a window above the stairwell gives extra light to the first floor.

Outside, the property is set back from the main road behind a brick wall and paved driveway. Gated side access leads to a generous garage with an adjoining garden store. The rear garden measures approximately 78ft (23m) x 27ft (8.2m) and offers a superb degree of privacy. There is a large, paved terrace, well suited to alfresco dining during the warmer months. The remainder is principally laid to lawn, stocked with shrubs and trees, and featuring an arbour; the whole is enclosed by fencing.

Location

Newmarket Road is conveniently located for access to the city centre, Beehive Centre and Grafton Centre. The area is very practical, being located within walking distance of a doctor's surgery, a library, and major green spaces, including the banks of River Cam, Stourbridge Common, Ditton Meadows, and Coldham's Common. The Chisholm trail is just 150 yards away and provides easy access to the train station. There are additional amenities with Newmarket Road's major retail parks, supermarkets, and leisure facilities, including a swimming pool, nearby.

The property is a mile from the historical village of Fen Ditton, which has three public houses, including two gastro pubs, with The Plough having lovely views over the River Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

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 97 sqm (1050 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



