



17 Turpyn Court, Cambridge, CB4 2RW  
Guide Price £375,000 Freehold



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**A PRACTICAL, UPDATED AND IMPROVED MID-TERRACE HOUSE WITH SPACIOUS ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, FAVOURABLY LOCATED WITHIN EASY REACH OF THE SCIENCE PARKS AND CAMBRIDGE NORTH RAILWAY STATION.**

- Spacious, mid-terrace house
- Family shower room and ground floor WC
- Scope for expansion (STPP)
- Gas-fired heating to radiators
- Built in 1979
- 3 bedrooms, 1 reception and garden room
- Front and rear gardens
- On street parking
- Plot size of 0.04 acres
- EPC rating - C / 72

This established family home has been subject to various improvement works in recent years including, but not limited to, new flooring, wiring and heating system, refitting of the shower room and cloakroom, along with general redecoration.

On the ground floor, an entrance porch opens into the reception hallway, which has a cupboard housing the boiler, stairs to the first floor with storage space under and access to a cloakroom with WC. There is a living/dining room which benefits from a dual aspect recessed downlighting. To the rear, there is a practical kitchen which would benefit from modernisation and currently includes integrated double oven, electric hob, space for fridge/freezer, plumbing for dishwasher and pantry cupboard. A rear door leads to the garden room, which, in turn, leads to the garden and has two storage cupboards.

On the first floor, there are three bedrooms, two of which are generously sized doubles. Partly tiled, the stylish family shower room has a large corner shower, wash basin with storage unit, low-level WC, heated towel rail, plumbing for washing machine and fitted shelving.

Outside, the main entrance fronts onto a pleasant communal courtyard. The rear garden is paved and fully enclosed by fencing, with raised beds and shrub borders. There is a large storage shed and a pedestrian access gate to Windlesham Road.

**Location**

Turpyn Court is located off Windlesham Road, which, in turn, is located off Northfield Avenue. It is around 1.7 miles north of the city centre, very conveniently positioned for access to Cambridge Science Park, Cambridge North railway station and the A14. Local shopping facilities are available at nearby Arbury Court as well as Campkin Road. A doctor's surgery and good schooling are close by.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - B

**Fixtures and Fittings**

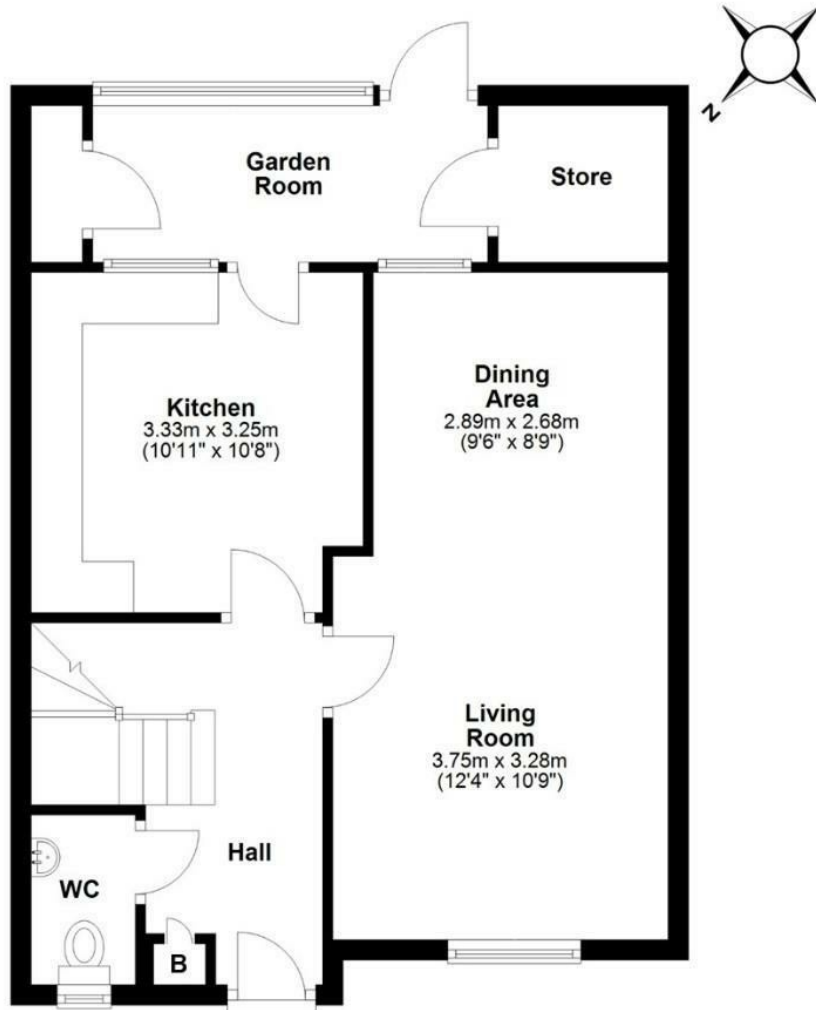
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

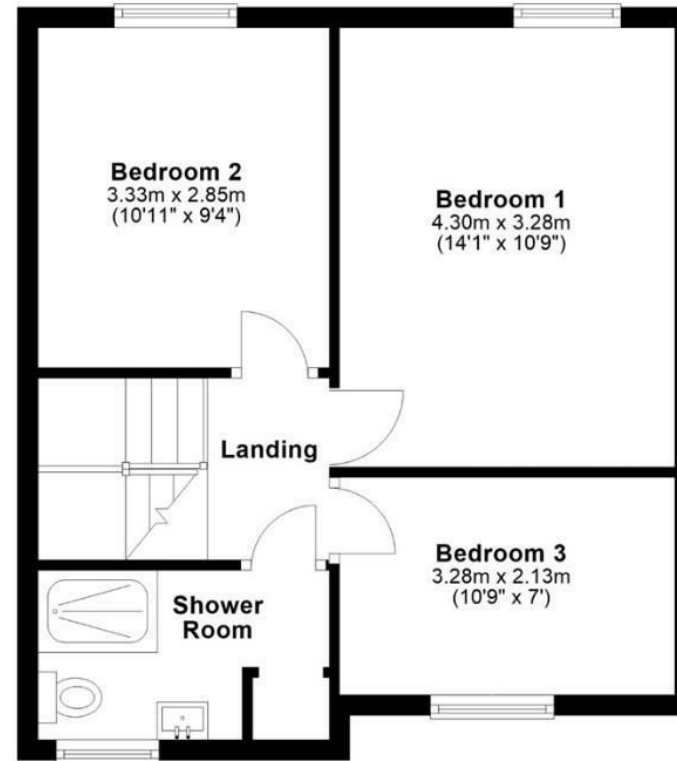
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 95 sqm (1025 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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



