



**Radcliffe & Rust**  
Residential sales & lettings

**3 Perse Way, Cambridge CB4 3SG**  
**Guide Price £475,000**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive three-bedroom mid-terraced property in the popular Arbury area of Cambridge City. Located directly between Milton Road and Histon Road, this property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), easy access to A14/M11, supermarkets, gyms, and Cambridge's city centre, which is less than a mile away. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. And schools? Well, Cambridge is packed with them. Perse Way is in the catchment area for Arbury Primary School (0.4 miles) and Chesterton Community College (0.5 miles), the latter ranking as 'outstanding' in their most recent Ofsted report...impressive stuff!

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this three bedroom mid-terrace property in the popular Perse Way, CB4. Having been cleverly extended at both the front and rear, this property offers flexible living space in this highly sought after area of Cambridge.

Upon approaching the property you are welcomed to a paved driveway with borders on each side. Once through inside, there is a porch area which has a fully glazed front door and full length window. There is space in the porch for storing coats, shoes, hats etc and the wooden style flooring makes the area low maintenance. Once through the original front door, you are welcomed into the dining room which has stairs leading to the first floor. The wooden style flooring is continued into this room and there is space for a dining table for 6 - 8 people. In the dining room there are two doorways, the doorway on the left leads to the living room and the doorway on the right leads to the kitchen.

The living room space is zoned from the rooms on either side by a change in flooring to carpet. This cosy space comfortably fits a sofa to seat at least four people. Overlooking the garden at the end of the property is the third reception room that the current owner uses as a work from home space. With French doors overlooking the rear garden and a roof light, this space is bright and inviting works perfectly as a home office, but could easily be used as extended living space, sitting room or even exercise area.

The kitchen is through the doorway on the right hand side of the dining room. With white gloss wall and base units and stainless steel handles, the kitchen has a contrasting dark coloured worktop, induction hob, stainless steel sink and drainer, electric oven and space for a full height fridge freezer. Within the kitchen there is also a useful large pantry style cupboard. The kitchen leads to the utility / breakfast room. The worktop in this space is currently being used to house the washing machine underneath but could also be used as a breakfast bar if required. Within the utility / breakfast area there are two half glazed doors leading to the rear and side of the property and the downstairs cloakroom which has a W.C. and hand basin.

On the first floor, there are three bedrooms and the family bathroom. The rooms directly in front of you when you get to the top of the stairs is the W.C. and separate bathroom. Within the bathroom there is a bath with overhead shower, stainless steel heated towel rail and floating counter top basin with under

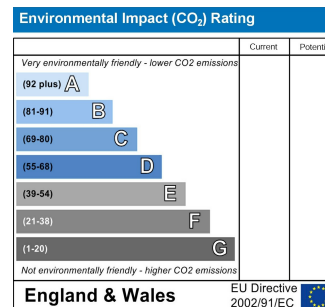
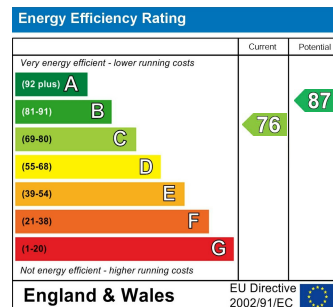
cupboard storage with white rectangle floor to ceiling wall tiles. The new owner could combine these rooms together if required to create one larger bathroom. Next to the bathroom is bedroom two. Overlooking the rear of the property, this bedroom is a great sized double and has the added bonus of a built-in cupboard. Next to bedroom two is the master bedroom. With two windows the room is flooded with light and has ample space for wardrobes and storage furniture. Bedroom three overlooks the front of the property and is a generous single bedroom with a built-in cupboard.

To the rear of the property there is a good sized private rear garden mainly laid to lawn with a wooden shed and paved patio area directly outside the property.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Council tax: Band C = £1,889 for 2023/2024  
Chain details: No onward chain

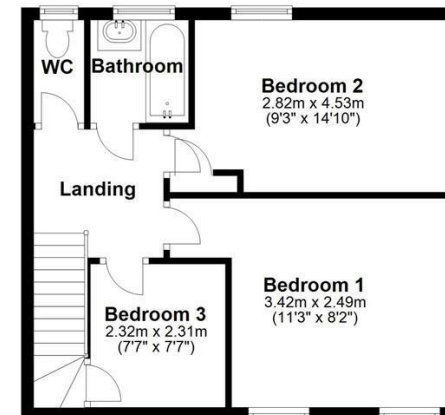




**Ground Floor**  
Approx. 58.0 sq. metres (624.7 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



