



Radcliffe & Rust
Residential sales & lettings

81 Bridewell Road, Cambridge CB1 9EN
Guide Price £420,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious three-bedroom mid-terrace property on the southeast side of Cambridge city centre, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport; it's the perfect location for anyone looking to be on the outskirts of a bustling town. Bridewell Road is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore, just a ten-minute walk door to door. And schools? Bridewell Road is in the catchment area for Colville Primary School (500 metres); children over 11 usually attend secondary school at nearby Netherhall Secondary School (less than 0.5 mile). Both schools ranked as 'good' in their most recent Ofsted reports.

Outside, the property is set back from the road by a large double driveway and a small front lawn area surrounded by fencing. There is also plenty of room for bin storage.

Once inside the property, you enter a large porch with plenty of space for shoe racks and coat hooks. It is a convenient space for a busy family looking to dump belongings after the school run. As you continue through the porch into the hallway, the stairs leading up to the first floor are directly in front of you. The hallway splits to the left and right, dividing the downstairs into two halves.

From the hallway, the first room you find on your left is the kitchen, which overlooks the front of the property. This is a generous size room with lots of storage cupboards...every homeowner's dream! The wooden kitchen cupboards stretch from the front to the back of the room, contrasting beautifully with the black marble worktops and wooden floors. There is an integrated single oven with a gas hob as well as plenty of space for white goods to be brought in.

Towards the back of the kitchen, there is also a large storage cupboard. Behind the kitchen is a large utility room with lots of extra space for additional white goods, and more storage cupboards could easily be added. Currently, there is also significant worktop space. This room makes a great utility room but could be converted into an office space, gym or playroom. Whatever you choose to use this space for, it is a convenient additional room to use in whatever way works for you. Off the utility room is a downstairs toilet with w.c. and handbasin. There is also a door that leads out into the rear garden.

Back out in the hallway, the other door on the other side of the house leads into the lounge, which also overlooks the front of the property and is of an identical size and shape to the kitchen. Off the back of the lounge, through double doors, you reach a dining room large enough to double up as an office or playroom. It is a multi-purpose room with many windows (and a door) on the far wall, which floods the room with light. The double doors lead out into the enclosed rear garden. The open-plan design of this space creates a sociable space to be enjoyed by friends and family alike. Wooden floors run through the downstairs on both sides of the house.

Once upstairs, you reach a landing which splits off into two sides, similar to downstairs. As you walk to the left, the first room you see directly on your right is

the main bathroom with a bath (with wall-mounted shower above and glass shower screen), W.C. and hand basin. A storage cupboard has been built underneath the sink to hold toiletries. There is also a wall-mounted mirror and mirrored vanity cupboard.

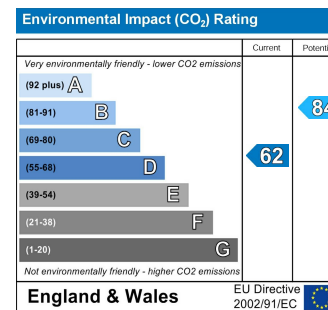
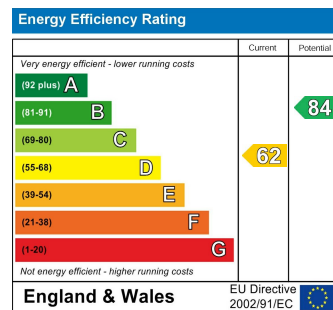
Bedroom one is immediately next door to the bathroom and overlooks the front of the property. This room has a double built-in wardrobe with sliding doors and plenty of room for various bedroom furniture. On the other side of the landing are bedrooms two and three. Bedroom two is the smallest room but does come with built-in mirrored wardrobes. Bedroom three overlooks the back of the property.

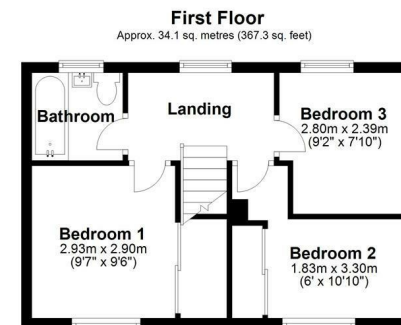
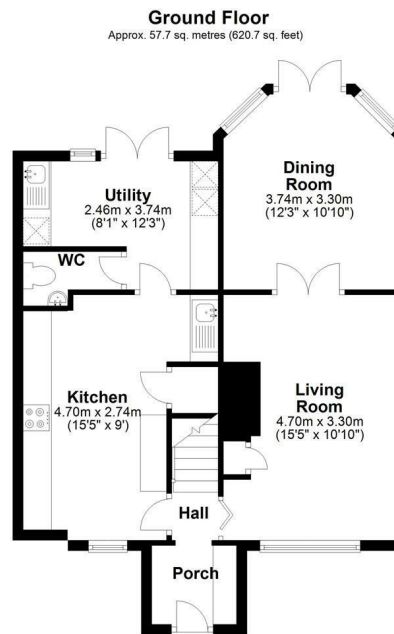
Outside, the rear garden is a fair size, laid with a patio (currently no lawn) and surrounded by fencing). Leading out from the back of the house, both doors lead onto a small patio area with concrete steps leading up to the main garden. The current owners have filled the space with raised beds, plant pots and a huge greenhouse filled with homegrown produce. At the bottom of the garden is a large shed.

Please call us on 01223 307898 to arrange a viewing at Bridewell Road and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure feehold





Total area: approx. 91.8 sq. metres (988.0 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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-30) G	
Not environmentally friendly - higher CO ₂ emissions	
62	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	

