



Radcliffe & Rust
Residential sales & lettings

63 Akeman Street, Cambridge CB4 3HE
Guide Price £475,000

Radcliffe & Rust are delighted to offer for sale this three/four bedroom semi-detached home in Akeman Street, CB4. The location is perfect for buyers who are looking to take advantage of the City's excellent shopping, recreational and cultural amenities, while living in a quiet residential street with a more village style and community feel. It's a pleasant 20-minute walk into the City Centre across the river Cam and the open space of Jesus Green, or a 5-10 minute bike ride. The property is in the catchment area for St Luke's C of E Primary School, a short walk away. And Chesterton Community College, rated 'Outstanding' by Ofsted, is just down the road. The location offers good access to the A14 network, Cambridge North train station and the Business and Science Parks. The property offers sought after features like no onward chain, off road parking, gas central heating, double glazing, open plan living and dining room, three to four bedrooms, an extensive rear garden, an opportunity to extend (subject to planning) .

Outside

At the front there is a grassed area and off road parking for one vehicle. There are also parking bays on the street, currently free. If further parking is required on site, the grassed area could be used to extend the driveway.

A gated path besides the house leads to a large wooden cycle / storage shed and the generous rear garden. This is mainly laid to lawn, with plenty of space for a vegetable patch and/or a play area. By the back door there is a paved patio area offering a cosy place for al fresco dining.

Ground floor

The front room is currently being used as a study / fourth bedroom but could also be used as a dining room, office or living room / snug if required.

The good sized open plan living and dining room has access to the back garden through a half glazed French door with windows on each side.

A small hallway separates the kitchen and living room, with a handy door to the garden plus a door to the downstairs cloakroom with WC and hand basin.

Kitchen

The kitchen was renovated in 2022 and equipped with modern units and worktops. All appliances are included in the sale (fridge/freezer, dishwasher, washing machine, tumble drier, microwave, hob and oven).

Upstairs

If extending the property is of interest, a look at neighbouring properties from the rear garden shows a number of possibilities from loft conversions to increasing the footprint to garden cabins.

Bedroom 1

Bedroom 1 is a good sized double which overlooks the front of the property and has the bonus of a built-in cupboard / wardrobe.

Bedroom 2

Bedroom 2 overlooks the rear garden. It is also double and with a built-in wardrobe / storage cupboard.

Bedroom 3

Bedroom 3 overlooks the rear garden. A large single bedroom although big enough for a small double bed.

Bathroom

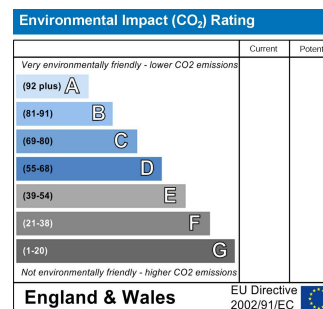
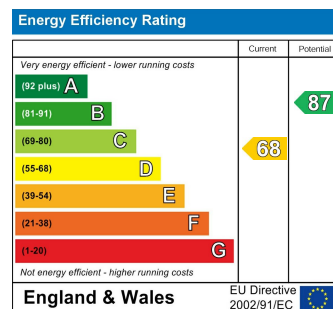
Bathroom. A family bathroom with a bath and overhead shower, hand basin and WC.

Agents notes

Tenure: Freehold

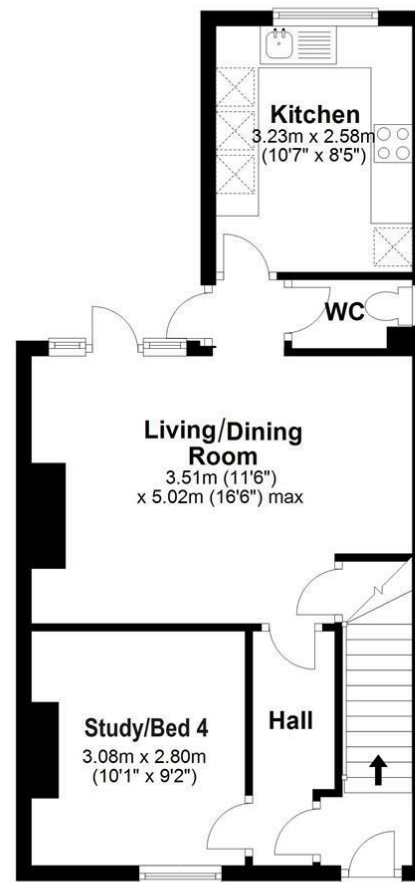
Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)

Chain Details: No onward chain

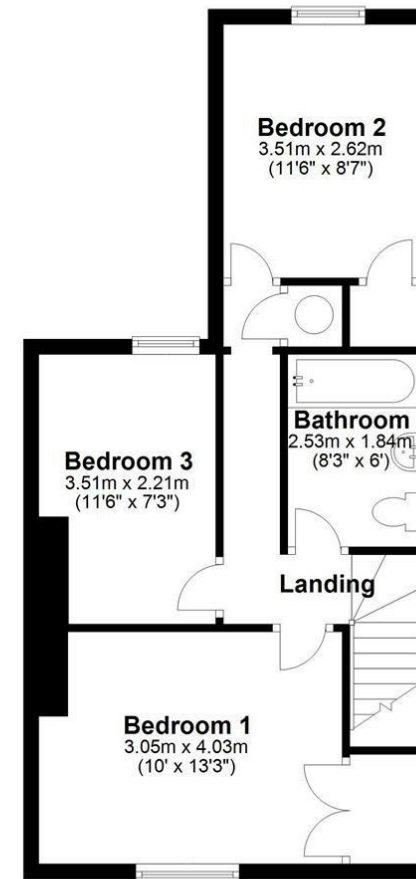




Ground Floor
Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 89.8 sq. metres (966.3 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 | | |
| | (69-80) C | 68 | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | 87 |
| | (81-91) B | | |
| | (69-80) C | 68 | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

