



Radcliffe & Rust
Residential sales & lettings

137 St. Bedes Crescent, Cambridge CB1 3UA
Guide Price £400,000

Radcliffe & Rust Estate Agents, Cambridge are delighted to offer for sale, this modern and well presented two bedroom end-terrace property in Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, less than two miles from Addenbrooke's Hospital and Cambridge Central Railway Station and only one mile from ARM Holdings. The stunning grounds of Cherry Hinton Hall, which is located just off Cherry Hinton Road, are within easy walking distance, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served areas in the city.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern and inviting end terrace property, in the quiet residential area of St. Bedes Crescent, CB1. Offering a crisp and chic interior, this property has been lovingly renovated by the current owners to create the perfect place to relax and entertain.

The property is accessed via a footpath to the front of the property with the outlook from the front overlooking trees and greenery. Once inside, there is a porch area with space on both sides for coat and shoe storage. From the porch, there are stairs immediately in front of you leading to the first floor and the living room is to your right hand side. With modern herringbone LVT flooring and wooden batons separating the living room from the staircase, the living room has crisp white walls and is a great sized room large enough for an L shaped sofa and other furniture as required. To the rear of the property is the open plan kitchen diner. Accessed through double glass doors from the living room, the kitchen diner has cream shaker style cabinets with a contrasting wooden coloured worktop and white metro wall tiles. Within the kitchen there is an electric oven with microwave grill above, induction hob, stainless steel cooker hood, dishwasher, space and plumbing for a washing machine and ceramic sink and drainer. The dining end of the room is large enough for a table to seat at least six people and there is a glazed door leading to the private rear garden.

The first floor has two bedrooms and bathroom. The first room you come to on the left hand side is the modern and luxurious bathroom. With bright white metro wall tiles and dark floor tiles, the bathroom has a W.C., hand basin with floating under cupboard storage and large walk-in shower with dual shower heads. Bedroom two is positioned next to the bathroom. This bedroom could fit a double bed and the space has been cleverly utilised by the current owners by adding wardrobes with sliding doors. Bedroom one overlooks the front of the property and has a built-in cupboard within the room. This good sized master has space for a large bed and additional

storage furniture.

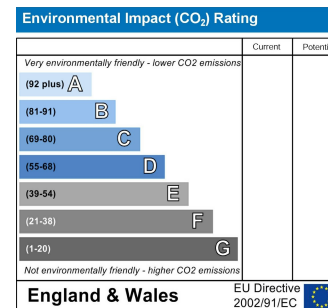
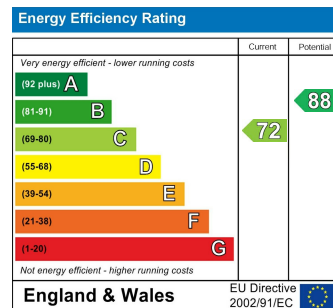
To the rear of the property there is a private garden mainly laid to lawn with a paved patio area immediately outside the property, footpath, concrete parking area at the end of the garden with a double gated door allowing a car to drive into the rear garden, and wooden shed. There is also a second gate accessing the footpath to the side of 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

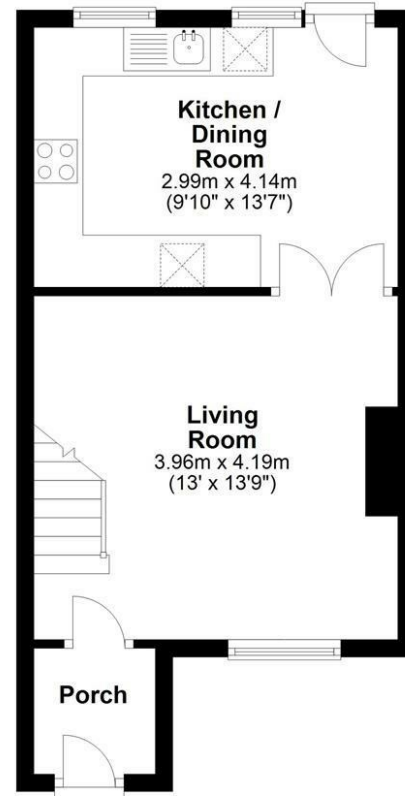
Council Tax: Band C - £1,889 for 2023 - 2024 (Cambridge City Council)





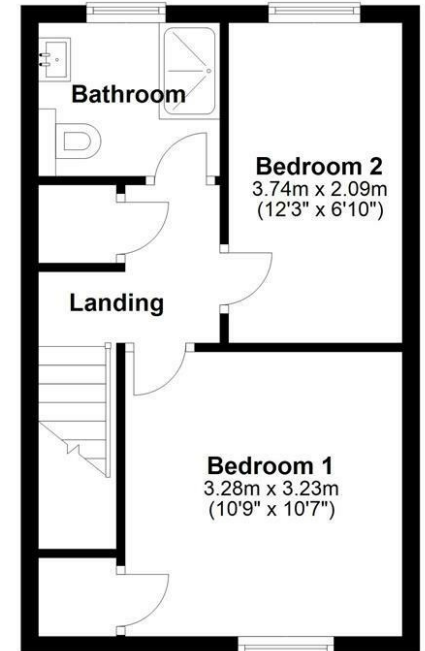
Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 61.6 sq. metres (663.3 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			72
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

