



Radcliffe & Rust
Residential sales & lettings

10 Mulberry Close, Cambridge CB4 2AS
Guide Price £475,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this 3 bedroom terraced town house on Mulberry Close, Cambridge, CB4. Enjoying a fantastic position just off Arbury Road, this property offers spacious living in a fantastic location within easy access of the Science and Business Parks on Milton Road, the A14 and M11 as well as Cambridge's city centre. The property has a rear garden, off road parking and private garage, all of which are always at a premium in Cambridge.

The property is also close to Milton Road, just north of the River Cam and is easily accessible to some of Cambridge's key roads (Newmarket Road and Histon Road). Milton Road has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre and the Beehive Centre retail park are all within easy access.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this good sized mid-terraced property in Mulberry Close, CB4. Located just off Arbury Road and close to Milton Road, this property is set over three floors and offers off road parking, a private garage and rear garden as well as an open plan kitchen, dining and living space on the first floor. The property could benefit from some modernisation and offers the new owner the perfect blank canvas to really put their stamp on the property.

The property is positioned at the end of a cul-de-sac offering a quiet location with no through traffic. The property is in a close that has a private communal green (jointly owned) with other residents. Upon approaching the property, the car parking space for the property is immediately outside the front door with the garage behind the parking space. There is a paved footpath leading to the front door and bushes on the left hand side of the footpath offering privacy from the neighbour's property next door. Once inside, there is a porch with space for shoe and coat storage and a door on the right hand side which leads to the garage.

Once inside, the hallway has open stairs leading to the first floor. Underneath the stairs, there is additional space for storage if required by the new owner. At the end of the ground floor hallway, immediately in front of you there is a utility space with plumbing for a washing machine, worktop and a cupboard which leads through to the downstairs cloakroom which has a hand basin and W.C. Also on the ground floor, there is an additional room which could be used as the third bedroom or possibly an office space if required. This room has floor to ceiling windows and a glazed door leading to the rear garden.

The first floor houses the open plan kitchen, dining and living space. This generous sized room offers dual aspect windows overlooking both the front and rear of the property. The current kitchen has blue coloured base units with a stainless steel sink and drainer and freestanding oven with four ring gas hob and grill above. The dining and living end of the room has wooden floorboards and could easily house a dining table and multiple sofas. If required by the new owner, this space could be re-configured to really maximise the use of the space available.

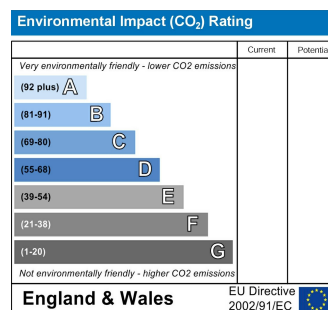
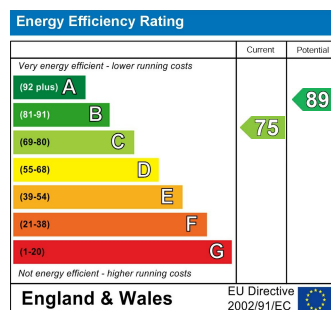
On the second floor there are two further bedrooms and the family bathroom. The first room you come to at the top of the stairs is the bathroom which has a bath with overhead shower, W.C., hand basin and black heated towel rail. Next to the bathroom is bedroom two. Overlooking the rear of the property, this room is a good sized double with wooden built-in wardrobes at one end of the room. Overlooking the front of the property is bedroom one. This L shaped space is another good sized double which also benefits from built-in storage.

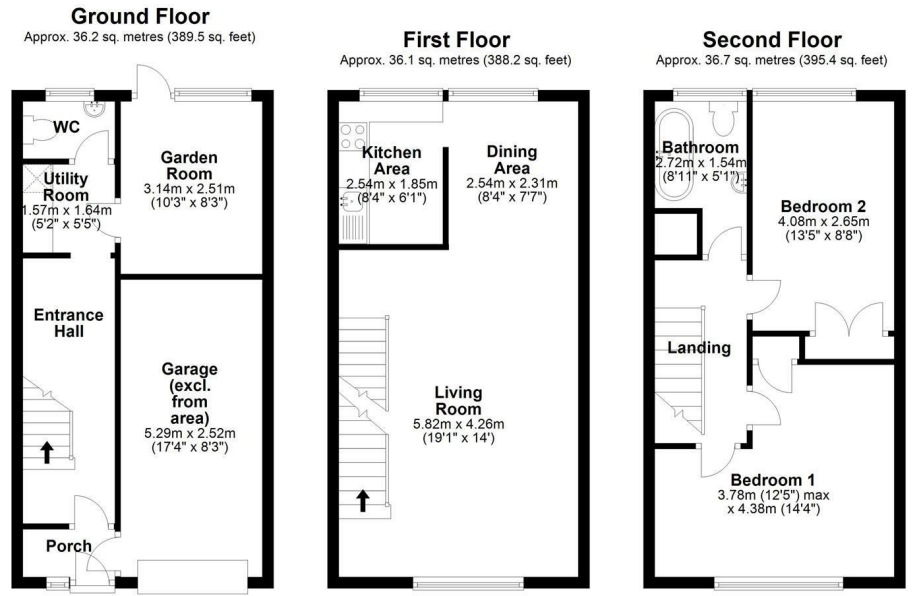
To the rear of the property there is a private rear garden. This is a good sized space which will require some time and effort from the new owner to make the space tidier and more easily accessible. The private garden is accessed via the downstairs study / bedroom three.

Please call us on 01223 307 898 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 = £1,999 for 2024 - 2025 (Cambridge City Council)
No onward chain





Total area: approx. 109.0 sq. metres (1173.1 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		89
	(81-91) B		75
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
EU Directive 2002/91/EC		England & Wales	

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

