





Radcliffe & Rust Letting Agents Cambridge are delighted to offer for sale, this attractive 3 bedroom semi-detached property on Arbury Road, Cambridge, CB4. Enjoying a fantastic position on the same road as Arbury Primary School (which was rated as "Good" by Ofsted in 2018), this property offers comfortable and modern 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 both a good sized front and rear garden as well as ample off road parking which is always at a premium in Cambridge.

Upon approaching this fantastic semi-detached property, it is immediately clear that this house has been well maintained and looked after. With ample off road parking for at least 3 cars and an attractive front garden laid mainly to lawn with a selection of shrubbery, this property would work perfectly for a family as well as professionals.

Upon entering the property, you are welcomed in to the hallway. With stairs leading to the first floor and doorways leading in to the kitchen and living room, this space is light and bright and has a very useful under stairs storage cupboard. The living room overlooks the front of the property. With a feature electric fireplace, this room has a large window which floods the room with light. From the living room is a walkway leading to the dining room. The dining room is directly next door to the kitchen and could comfortably fit a dining table and chairs for at least 6 people. From the dining room, you can also access the conservatory. The conservatory offers fantastic views of the garden and would work really well as a home office, snug or playroom if required. The kitchen also overlooks the garden and has a combination of wooden wall and base units with an electric oven, hob and grill, full height fridge and freezer, washing machine and slimline dishwasher. Within the kitchen there is also a large cupboard which could be used as a pantry if required by the new tenant. Directly off the kitchen, there is a porch area with a door which leads to the back garden and also the downstairs cloakroom. Within

the cloakroom is a W.C. and hand basin.

Upstairs, there are 3 good sized bedrooms. Bedroom one overlooks the front of the property and offers a large amount of built-in wardrobes and storage. This bedroom is a great size and could comfortably fit additional furniture if required. Bedroom two is also a generous double with built-in storage which includes a desk / dressing table. Bedroom three also has a built-in cupboard and could comfortably fit a single bed. The family bathroom is tastefully decorated neutral walls and pale green metro tiles, it also has a hand basin, W.C., stainless steel heated towel rail and bath with overhead electric shower.

Outside, the rear garden is a great size and has an abundance of shed storage. Next to the house there is a lean to which offers space for bin storage and has gates which lead to the front of the property.

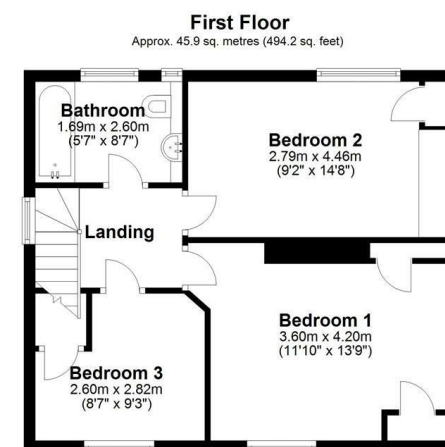
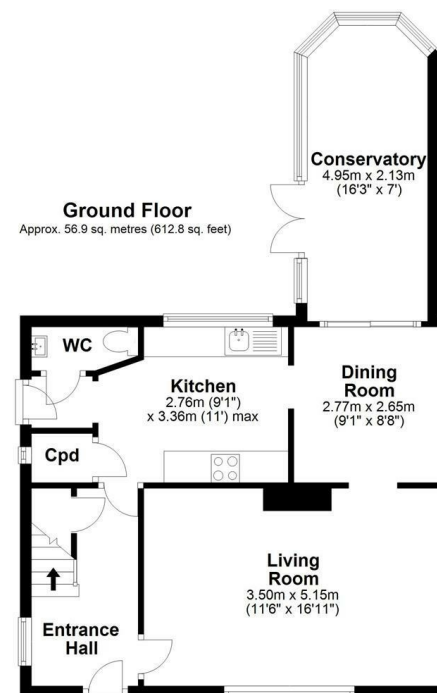
In summary, this is an extremely well placed property which offers comfortable living.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

### Agents notes

Council tax band D  
Non-smokers only please.  
No Chain





Total area: approx. 102.8 sq. metres (1107.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	81	85
	EU Directive 2002/91/EC	



