



Radcliffe & Rust Estate Agents, Cambridge are delighted to offer for sale this fantastic three bedroom terraced house in Brunswick Terrace, CB5. Enjoying a phenomenal location within walking distance of Midsummer Common, The Grafton Centre, the River Cam and Cambridge city centre, this property is as great on the inside as its location on the outside. Whilst all of the amenities you could hope for and the hustle and bustle of Cambridge are all within a stone's throw from the property, thanks to it's location on a no-through road, this property feels very quiet and calm despite such a central location. The primary school catchment area for this property is St Matthews Primary which is 0.4 miles from the property, around an 8 minute walk. The closest secondary school is Parkside Community College which is 0.5 miles from the property, around a 9 minute walk.

Located on a small road just off Maids Causeway, the property has it's own private paved front garden with brick wall surrounding the garden, creating privacy for the property's entrance. Upon entering the property you are welcomed in to the hallway. With a very useful storage cupboard within this space, the downstairs cloakroom is also accessible from the hall. The cloakroom consists of W.C. and hand basin with a cream tiled splashback above the basin. From the hallway you enter into the large open plan living and dining area. This fantastic sized room has laminate wood flooring and spans the full length of the property. In the alcove, under the stairs, there is extremely useful wooden shelving perfect for displaying worldly possessions. The property's thermostat is within this room and although the space is large, it will always be warm and homely thanks to the three radiators.

The kitchen is located at the rear of the property. The room has wooden coloured wall and base units with contrasting dark grey wall tiles and worktops. Within the kitchen there is a washing machine, electric oven, hob and grill, cooker hood, stainless steel sink and drainer and full height fridge / freezer. The boiler is also within this room. At the rear of the property is the fantastic added bonus of a conservatory / sun room which leads directly in to the garden. This room could make a great snug, playroom, exercise room or home office for the new owner, if required.

Upstairs there are three bedrooms consisting of two doubles and a single. The master bedroom overlooks the rear of the property. This great sized room has laminate wood flooring

(which is continued in all of the bedrooms and the landing) and a built-in double wardrobe. Bedroom two overlooks the front of the property and could comfortably fit a double bed. This room also has built-in wardrobes saving the space in the rest of the room for other furniture if required. Bedroom three also overlooks the front of the property and has a single built-in cupboard. The family bathroom has floor to ceiling beige coloured tiles and consists of a bath with overhead electric shower, vanity sink with W.C and extremely useful cupboard storage and has a stainless steel heated towel rail.

Outside, there is a low maintenance rear garden mainly laid to paving slabs with a brick built shed/workshop with lean to and gated access to the rear of the property, which leads to the single enbloc garage.

In summary, this is a pleasant and homely property in an incredibly sought after location; register your interest early to avoid missing out

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

### Agents notes

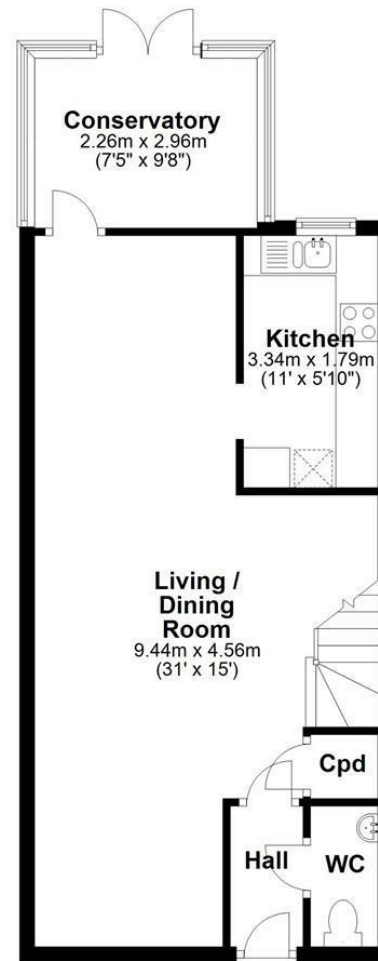
Council tax band E  
Freehold  
Chain Free





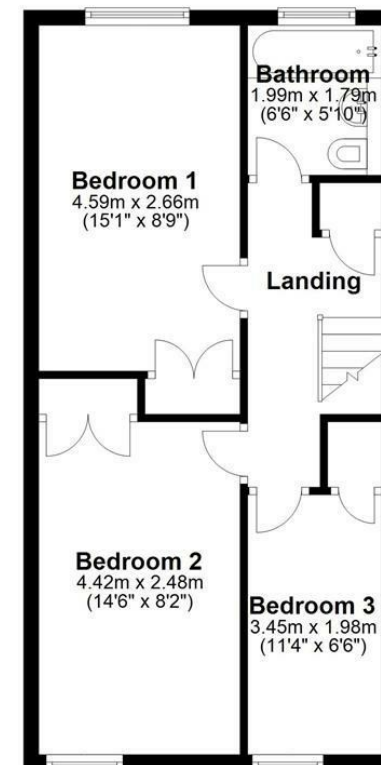
## Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 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>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>72</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

