



Radcliffe & Rust are delighted to offer, for sale, this four bedroom mid-terraced townhouse in Beche Court, CB5. Located just off Beche Road and Newmarket Road, there is a whole host of local amenities within easy walking distance. These include a Tesco Superstore, various local restaurants and public houses, Newmarket Road Retail Park and the Cambridge Beehive Centre. The very centre of the City is also within easy reach with it being approximately 1 mile away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 1.3 mile away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.5 miles away.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright and spacious four bedroom townhouse on Beche Court, CB5. Located just off Beche Road and Newmarket Road, the property offers spacious accommodation set over three floors and is within walking distance of Cambridge city centre.

Immediately outside the property, there is one allocated parking space and additional visitor parking, once inside, there is an internal porch and generous hallway with stairs leading to the first floor. The first room you come to on the left hand side is the living room. Overlooking the front of the property, the living room is a good size and has a feature coal effect gas fireplace centrally placed on one wall. Next to the stairs leading to the first floor, there is a large under stairs cupboard, the downstairs cloakroom is also located here which has a W.C. and hand basin. At the rear of the property on the ground floor, is the open plan kitchen diner which could also be used as an additional lounge area if required. With terracotta floor tiles throughout this room, the kitchen has wood effect wall and base units with a integrated full height fridge / freezer, dishwasher, stainless steel sink and drainer, space and plumbing for a washing machine, freestanding range style double oven with a five ring gas hob and modern cooker hood above. At the dining / snug end of the room, there are French doors overlooking the rear garden with full length windows either side with space for a dining table and additional sofa area if required.

On the first floor, there are three bedrooms and the main family bathroom. The first room you come to on the right hand side is bedroom four. Overlooking the rear of the property, bedroom four is a generous sized single or may fit a small double bed if required. Opposite bedroom four is bedroom two. Overlooking the front of the property, bedroom two is a generous double with large windows and a Juliet style balcony and has space for built-in storage if required. Next to bedroom two on the landing there is a built-in storage cupboard and next to the cupboard is the main family bathroom. A

good sized room, the bathroom has a bath, W.C. and hand basin. Opposite the bathroom and the final room on the first floor is bedroom three. Almost identical in size to bedroom four, bedroom three also overlooks the rear of the property and may fit a small double bed if required.

On the second floor, the first door you come to on the right hand side leads to a generous storage loft area. With ample space for your Christmas tree and other loft items, the water tank is also in this space. Opposite the loft space is bedroom one. The master bedroom is a great size and overlooks the front of the property. With glazed double doors and full length windows either side, the master bedroom enjoys a balcony space perfect to get some fresh air and enjoy your morning beverage of choice. The master bedroom also has an en-suite which has a walk-in shower cubicle with bi-folding door, W.C. and hand basin with under cupboard storage.

To the rear of the property, there is a private rear garden with gated access to the rear of the property. The garden has mature trees and shrubbery and a patio area immediately outside the property with pergola which would make a lovely spot to relax and entertain.

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.

Agent notes

Tenure: Freehold

Chain free

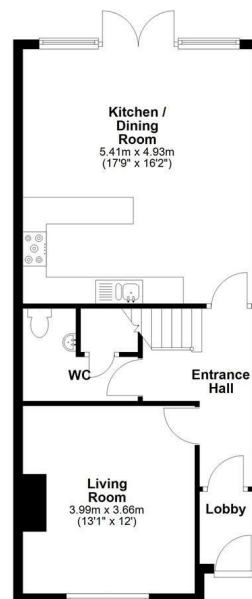
Council tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)





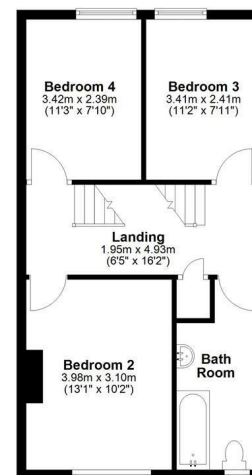
Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.8 sq. feet)



Total area: approx. 127.6 sq. metres (1373.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		89
(91-91) B	77	
(89-88) 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

