



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive two-bedroom end of terrace property in the popular Arbury area of Cambridge City. Located off St Albans Road and in close proximity of both Milton Road and Histon Road, this property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, and Cambridge's city centre, which is less than a mile away. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all of these options are available. And schools? Well, Cambridge is packed with them. Jermyn Close is in the catchment area for Arbury Primary School (0.4 miles) and Chesterton Community College (0.8 miles), the latter ranking as 'outstanding' in their most recent Ofsted report in 2025...impressive stuff!

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright and well proportioned end of terrace property in the ever popular area of Arbury, CB4. Positioned on a corner plot, the property offers front and rear gardens as well as a brick built garage which can be accessed from the rear garden.

Upon approaching the property, you are welcomed by a dark red brick facade with dark colour framed windows. Around the edge of the property is a brick wall creating privacy from the footpath beyond. The front garden is gravelled with a beautiful coral coloured rose bush, and a concrete footpath leads to the front door and along the side of the property to the rear garden. Once inside, there is a hallway with stairs leading to the first floor. On the left hand side of the hallway is the open plan kitchen diner. Within the kitchen, there are wooden coloured base units with a contrasting dark coloured worktop. In the kitchen space there is an oven, induction hob, overhead cooker hood, black ceramic sink and drainer, and space for a freestanding dishwasher and full height fridge freezer. The kitchen also houses the boiler. The dining end of the room is large enough for a table for at least four people. With dual aspect windows overlooking both the front and rear of the property and a half glazed door leading to the rear garden, the kitchen is a bright and inviting space. Within the kitchen, there is also a useful under stairs storage cupboard with shelving, which is currently used as a pantry and has plumbing for a washing machine.

On the opposite side of the hallway is the living room, which has an open doorway leading into the garden room. The living room overlooks the front of the property. Painted in a pleasant bright yellow colour, it is an inviting space large enough to also house an additional dining table if required. The yellow is continued into the garden room which is at the rear of the property. With dual aspect windows overlooking the side and rear of the property and a glazed door leading to the rear garden, the garden room could be used as a second living room / snug, office, play room or exercise space if

required by the new owner. The garden room also has a doorway leading to the downstairs cloakroom which has a W.C., hand basin and stainless steel coloured heated towel rail.

On the first floor, there are two double bedrooms and the bathroom. On the left hand side of the landing is bedroom one. A really generous sized room, bedroom one spans the full length of the property and has dual aspect windows overlooking both the front and rear of the property. The room has ample space for a large bed and storage furniture as required. In bedroom one, there is also an alcove which has been used to create an open wardrobe space. On the opposite side of the landing is bedroom two and the bathroom. The bathroom has a corner shower cubicle with dual shower heads, hand basin and W.C. Bedroom two overlooks the front of the property and could fit a double bed if required, and also features an alcove.

To the rear of the property, there is a private garden mainly laid to lawn with a paved patio area immediately outside the property. Towards the back of the garden is a fruit patch with a variety of mature fruit bushes. To the left of the rear garden there is a brick built storage shed and at the end of the garden is a doorway into the property's private single garage. Parking is available for 1-2 cars in front of the garage.

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.

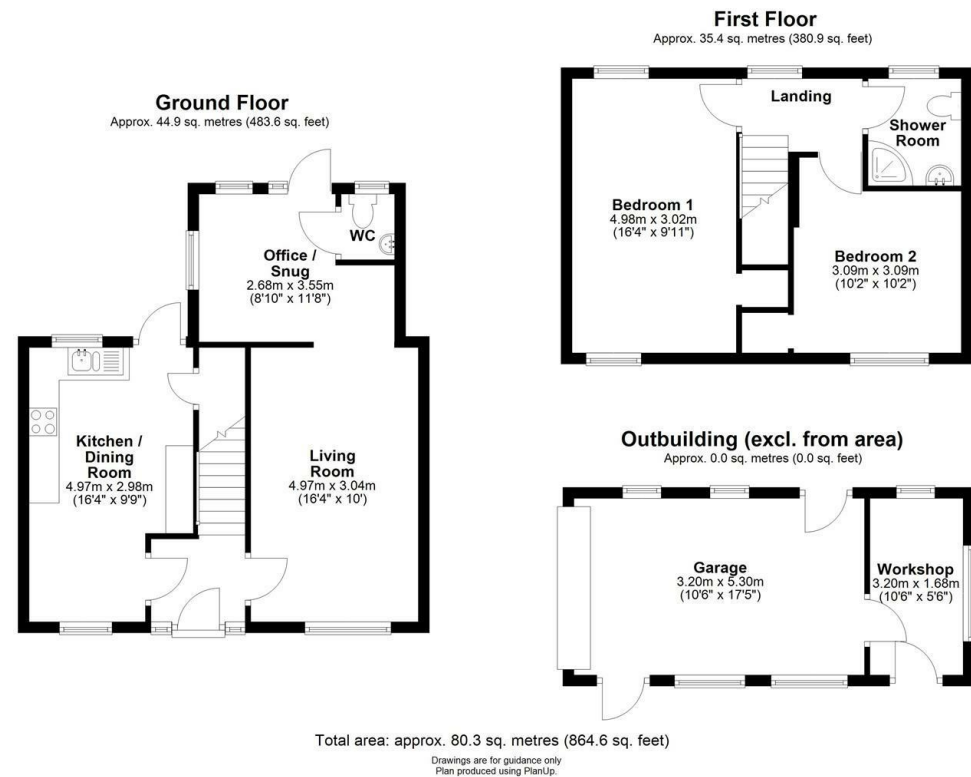
Agents notes

Tenure: Freehold

Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)

No onward chain





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	73
(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	

