



Radcliffe & Rust
Residential sales & lettings

201 Campkin Road, Cambridge CB4 2LE
Guide Price £315,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this spacious, two bedroom mid-terraced home on Campkin Road. Campkin Road is located on the north side of the city just off Kings Hedges Road. An ideal location for the Business and Science Parks and of course the new Cambridge North train station that is either a 35 minute stroll or a 10 minute cycle ride away. Cambridge North offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer. The property is also well placed for a commuter with easy access to the A14/M11 corridor.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this well-presented two bedroom mid-terraced home, located in a popular and well-established residential area offering easy access to local amenities, transport links, and green open spaces. The property benefits from a private rear garden with gated rear access, a single garage, generous room proportions, and excellent storage throughout—making it an ideal first-time purchase, downsize, or investment.

Upon entering the property, you are welcomed into a bright entrance hallway featuring warm wood-effect flooring and a useful built-in storage cupboard—perfect for coats, shoes, and household essentials. Stairs lead to the first floor, while a glazed door opens into the main living area. The living/dining room is a generous and inviting space, finished with soft neutral carpeting and centred around a gas fireplace set against an exposed brick feature wall. Large sliding patio doors flood the room with natural light and provide direct access to the rear garden. An additional understairs cupboard offers further practical storage, accessible directly from the living room.

Positioned at the front of the property is the kitchen, fitted with classic cream wall and base units paired with dark laminate flooring and dark worktops for a contrasting and modern finish. A stainless-steel sink and drainer sits beneath a wide window, creating a bright workspace, and the room also benefits from tiled splashbacks and freestanding appliances, including the cooker.

Upstairs, the first floor comprises two bedrooms and the family shower room. The master bedroom is a generous double with built-in storage cupboards and neutral décor, creating a calm and comfortable retreat. Bedroom two is a spacious single with hard flooring and an additional built-in cupboard, making it ideal as a child's room, guest room, or dedicated home office. The landing provides further convenience with a large double storage cupboard. The shower room is fully tiled in warm beige tones and features a corner shower, W.C., and vanity basin with storage beneath.

Externally, the private rear garden is designed for low-maintenance enjoyment, laid to patio and offering ample space for outdoor seating and dining. A timber shed provides additional storage, and a rear gate offers convenient access from behind the property. To the front, the home enjoys an established frontage, and a private single garage sits nearby, offering parking or secure storage.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

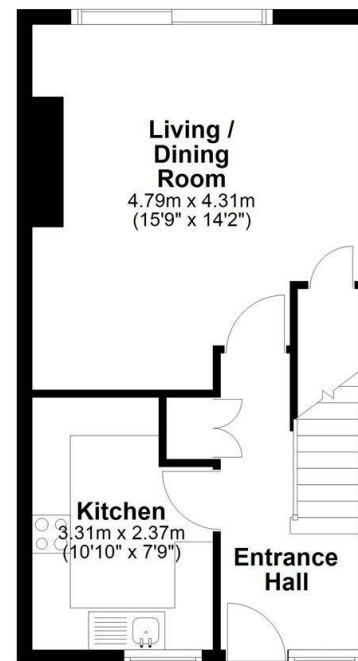
Tenure: Freehold
Council Tax: Band C





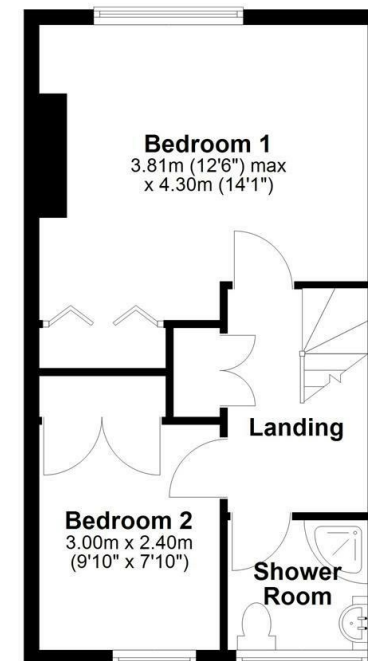
Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

