



101 Argyle Street
Cambridge, CB1 3LS

Guide price £650,000

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- Modern townhouse in a fantastic location
- No chain
- Parking
- EPC rating C

A modern 3/4 bedroom townhouse in excellent condition, with private parking, situated in a quiet spot just off Mill Road and with no chain.

The house is perfect for those looking in the Mill Road area of the City, but keen to buy a modern, efficient, and easy-to-run home. Or as a rental investment due to the flexible and well-planned living space.

On the ground floor, there is an open-plan living space with a bay window to the front aspect. The kitchen area is well appointed with plenty of storage, worktops and an oven, hob and extractor. There is a hallway with a cloakroom and WC, and a rear lobby with a door to the garden and a separate reception room/bedroom 4.

On the first floor, there are two good-sized bedrooms and the family bathroom, which has a shower over the bath. On the second floor is a good-sized





landing with built-in storage and a double bedroom with a Velux window.

The house has gas central heating and double glazing.

At the front, there is a private parking area where there is an allocated space and visitor parking. The front garden is enclosed. A pedestrian access leads to the private rear garden, which is low maintenance and enclosed by fencing.

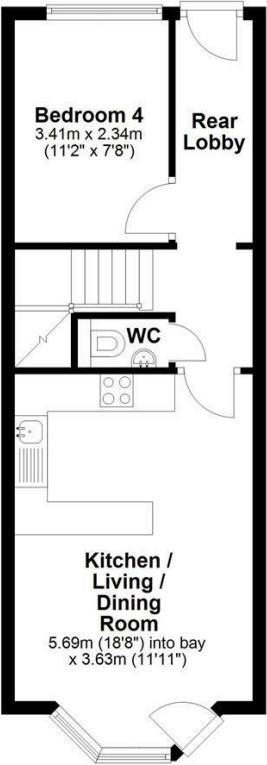
Argyle Street is off Mill Road, one of the most popular areas of the City. It has a wide variety of shops, pubs and restaurants and is well placed to make use of much that Cambridge has to offer. The station is about 0.6 miles away.

What3words: ///loudly.deputy.hobby

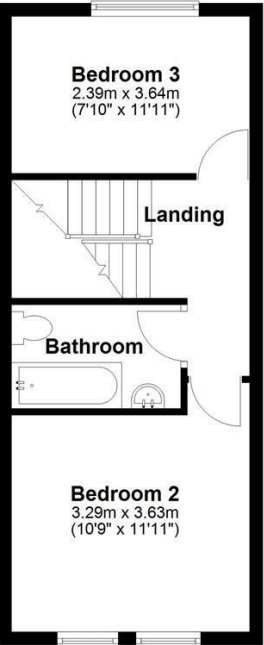


Floor Plan

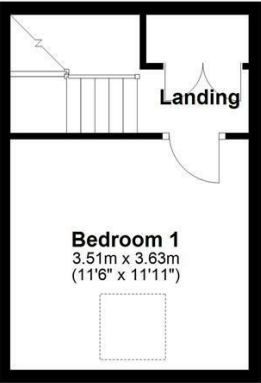
Ground Floor
Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.4 sq. feet)



Second Floor
Approx. 19.6 sq. metres (211.2 sq. feet)



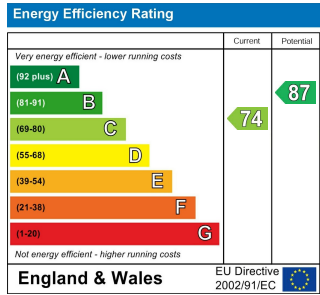
Total area: approx. 92.6 sq. metres (996.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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