

10 St. Marks Court
Cambridge, CB3 9LE

Guide price £750,000

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- 4 bedrooms
- Re-fitted kitchen
- Garage and parking
- No chain

A 4-bedroom townhouse with a refitted kitchen, garden, garage and no chain, situated in a popular development positioned just off Barton Rd within the highly desirable Newnham district of the City.

This modern townhouse has accommodation of 1095 sq ft across 3 floors. On the ground floor, a spacious hallway leads to the kitchen which has been beautifully refitted, it includes extensive cupboards, granite worktops, and integrated appliances including, a waist-height oven and grill with inset 5 ring gas hob, microwave oven, wine cooler and dishwasher, there is space for a fridge freezer and a separate utility cupboard houses space for a washing machine and dryer. The kitchen opens to the living room which is flooded with natural light and boasts attractive parquet flooring. There is useful storage under the stairs and direct access to the garden.

On the first floor, there is the master bedroom which could be utilised as another reception room if desired, and a single bedroom. There is also a modern shower room.

On the second floor, on the landing, there is an airing cupboard with a





hot water cylinder, and two good-sized bedrooms, one with fitted wardrobes. There is also a family bathroom.

Outside, to the front of the property is a garage en bloc and off-street parking, and to the rear an enclosed garden which is paved with attractive flower and shrub borders and there is a useful brick built shed with power. Gated access leads to Barton Road.

St Marks Court is situated in the Newnham area of Cambridge, arguably one of the best residential locations in the City. There is a wide variety of excellent local facilities including a small supermarket and numerous independent shops such as a post office, chemist, bakers, butchers, and grocers. Lammas Land Recreation Ground, with a large children's play area, tennis court, and paddling pool, is within walking distance.

Sat Nav: CB3 9LE
What3words: ///villa.palace.bells



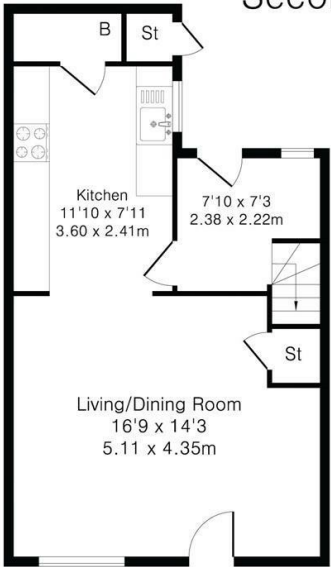
Floor Plan

Approximate Gross Internal Area 1095 sq ft - 102 sq m

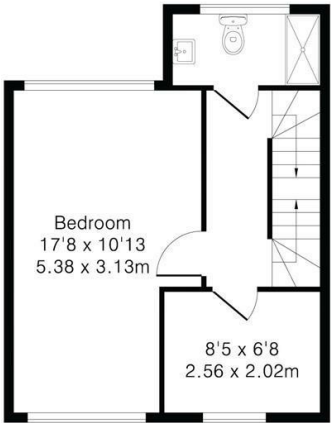
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 330 sq ft – 31 sq m

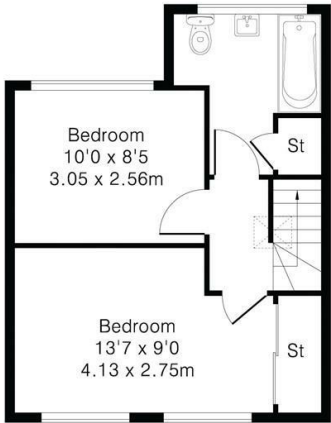
Second Floor Area 330 sq ft – 31 sq m



Ground Floor



First Floor

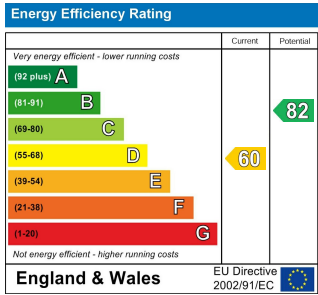


Second Floor

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: E