



149 St. Matthew's Gardens, Cambridge, CB1 2PS
Guide Price £620,000 Freehold



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A MODERN FOUR STOREY, THREE-BEDROOM TOWNHOUSE, LOCATED WITHIN THIS SOUTH AFTER DEVELOPMENT IN PETERSFIELD AVAILABLE WITH NO ONWARD CHAIN.

- Four storey townhouse
- 1322.1 sqft / 122.8 sqm
- Built in 2004
- Allocated parking in undercroft parking area
- 3 beds, 2.5 baths, 3 reception rooms
- Plot size - approx 0.02 acres
- Gas-fired heating to radiators
- EPC - C / 77

149 St Matthew's Gardens is an attractive, modern townhouse occupying a central position within this popular development, perfectly placed for the city centre, Mill Road and Cambridge station. This spacious family home feeds into St Matthew's Primary School and Parkside Community College.

The accommodation is arranged over four immaculately presented floors, extending to 1322 sqft, providing flexible living/home working spaces with a recent upgrade to the family bathroom.

The lower ground floor is made up of a generous kitchen/dining room with access to front and rear outside areas. The kitchen is well-equipped and has a range of matching contemporary units and drawers, extensive working surfaces and a range of integrated appliances. The dining area has an attractive bay with views of and access to the garden.

The upper ground floor level comprises a reception hall, cloakroom/WC, study and a charming sitting room with a bay window overlooking the rear garden.

The first-floor landing area leads to an impressive and recently refitted bathroom suite and two spacious double bedrooms, with bedroom two benefiting from built-in wardrobes.

The principal bedroom suite spans the whole of the second floor and boasts an ensuite shower room walk-in wardrobe.

Outside, there is a landscaped rear garden, which provides a high degree of privacy and a east-facing aspect. Allocated parking for one vehicle is within the undercroft parking area.

Location

The popular St Matthew's Gardens development is located in the central and vibrant Petersfield area of the city, moments from Mill Road, the Cambridge mainline station and within the catchment area for both St Matthew's Primary School and Parkside Secondary School. This modern scheme benefits from a generous central green, well-kept communal play areas and a secure undercroft carpark where there is one allocated parking space belonging to the property.

Agent's Note

There is a service charge of £985.00 per annum for the maintenance of the communal gardens and parking areas.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

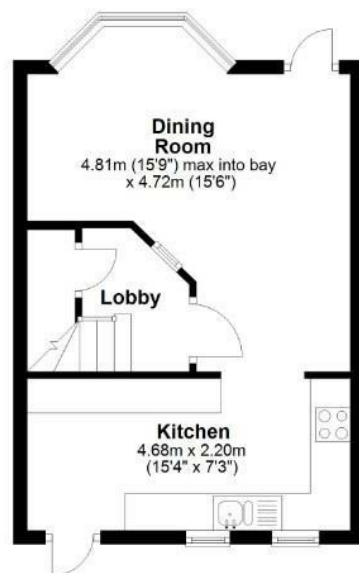
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





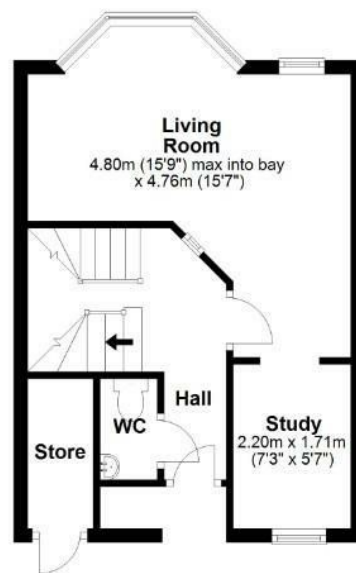
Lower Ground Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



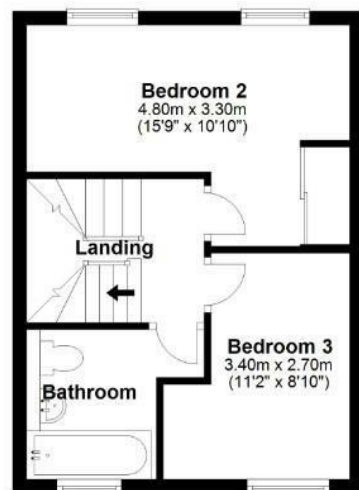
Upper Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



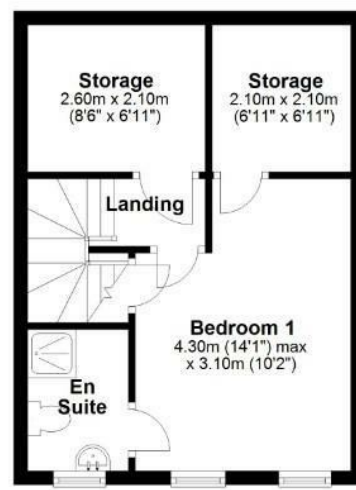
First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Second Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 122.8 sq. metres (1322.1 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



