



23 Scotland Road, Cambridge, CB4 1QE
Guide Price £625,000 Freehold



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A SPACIOUS MODERN TOWNHOUSE IN CHESTERTON WITH ACCOMMODATION ARRANGED OVER THREE FLOORS, BENEFITTING FROM A SOUTH-FACING GARDEN, DRIVEWAY PARKING AND A GARAGE. LOCATED CLOSE TO THE RIVER AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 1278 sqft / 118 sqm
- Modern townhouse in Chesterton
- Ideal for family living, or a room rental basis
- Integral garage & driveway parking
- Total plot size - approx 0.03 acres
- 5 beds, 2.5 baths, 2 reception areas
- Flexible accommodation over three floors
- Gas-fired heating to radiators
- South-facing rear garden
- No onward chain

23 Scotland Road forms part of an attractive terrace of imposing modern townhouses, which offer off-street parking, garages and enclosed south-facing gardens.

This large, mid-terrace home provides accommodation over three floors and has a flexible layout ideal for family living or an investment opportunity geared up for sharers on a room-to-room arrangement.

The property is found in good condition and accommodation extends to 1278 sqft in total. The accommodation comprises an entrance hall, which provides access to a WC and the integral garage. There is a light and spacious kitchen/dining room, which provides access to and views to the garden. The kitchen is modern and well-equipped with a range of integrated appliances. There is space for a dining table and chairs and a small sofa setup. The understairs storage cupboard is accessed from this room.

The first-floor landing leads to a full-width sitting room with a Juliet balcony, a double bedroom with an ensuite shower room and a single bedroom/study.

The second floor provides a family bathroom suite and three bedrooms. Bedrooms three and four are spacious double rooms.

Outside, the property is set back behind a paved driveway, which provides off-street parking for one vehicle and vehicular access to the garage. A paved pathway leads to an entrance vestibule, useful for storage.

The enclosed rear garden has a favourable south-facing aspect and has gated pedestrian access. The garden has been landscaped and has a paved patio area, timber store, established shrubs and an artificial lawn.

Location

Scotland Road is situated within easy access to the Science Park, Cambridge North railway station and the historic city centre, all accessible by foot or bicycle. There is a wide variety of local facilities on Chesterton High Street and Milton Road, and pleasant riverside walks nearby along with access to Stourbridge Common.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

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

Viewing

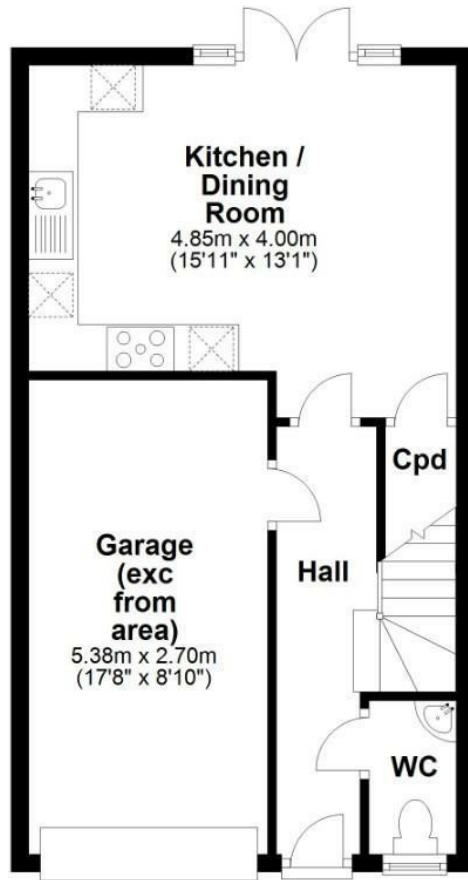
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





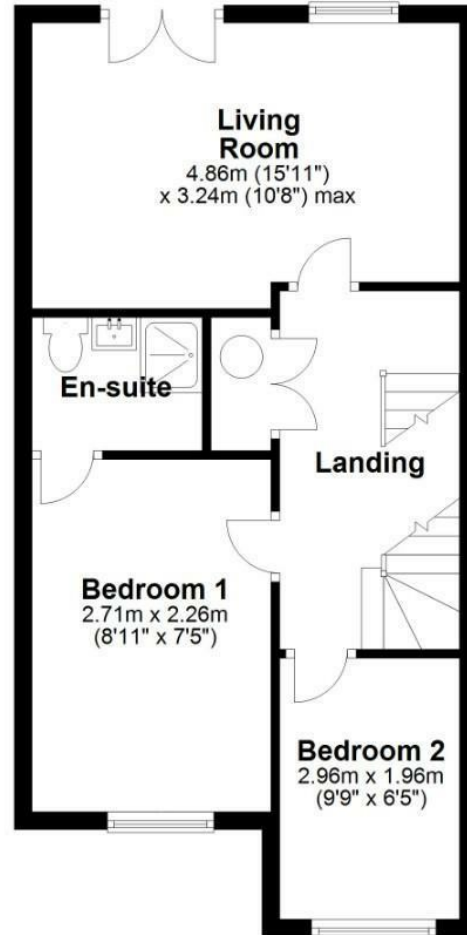
Ground Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



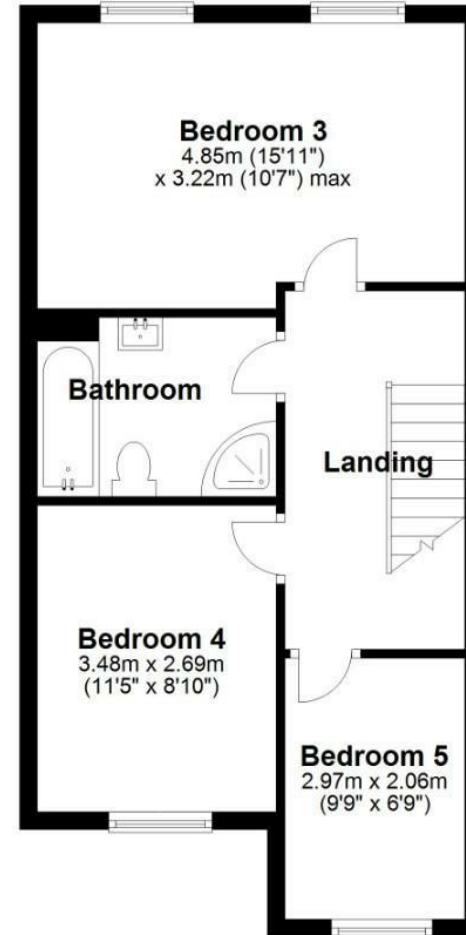
First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Second Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 118.8 sq. metres (1278.7 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	78	88
	EU Directive 2002/91/EC	



