



29 Ring Fort Road, Cambridge, CB4 2GS
Guide Price £525,000 Freehold



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A SPACIOUS, SEMI-DETACHED TOWNHOUSE OFFERING WELL-ARRANGED AND SUPERBLY PRESENTED ACCOMMODATION WITH A WEALTH OF LIGHT THROUGHOUT. THE PROPERTY OCCUPIES A PLEASANT AND PRIVATE CORNER PLOT TO THE NORTH OF THE CITY CENTRE.

- Semi-detached house on corner plot
- 1181.4 sqft / 109.8 sqm
- Kitchen/dining room with bay window
- Enclosed, front, side and rear gardens
- Gas central heating to radiator
- Built in 2015
- 4 bedrooms (3 doubles), 2.5 bathrooms
- Dual aspect living/dining room
- Off-road parking for 2 vehicles
- EPC rating - C / 78

This beautifully presented, semi-detached house was constructed in 2015 and has generously proportioned accommodation, which is finished to a high specification and enjoys a wealth of light throughout, with most rooms benefiting from a dual aspect. The property occupies a pleasant corner plot to the north of the city and is ideally placed for access to the city centre, Science Parks and Cambridge North railway station.

The entrance hall has stairs to the first floor, access to a cloakroom with WC and stylish Karndean flooring, which continues throughout the ground floor. The well-appointed kitchen/dining room has the unusual benefit of a bay window and is fitted with a range of integrated appliances including a fridge/freezer, double oven with a gas hob, stainless steel splashback and an extractor hood over, a washing machine, a dishwasher and a cupboard housing the boiler. To the rear, the living/dining room has access to a large storage cupboard and double doors open onto the rear garden.

On the first floor, there are two double bedrooms and a further single bedroom/study. The family bathroom has a three-piece suite including a panelled bath with a shower attachment, pedestal wash basin and a low-level WC.

The superb master bedroom is located on the second (top) floor and benefits from a wealth of space for storage and a three-piece ensuite shower room.

Outside, the property is set back from the road behind a well-established hedgerow and a well-tended lawn, with a gated pathway providing access to the front entrance. At the rear, there is a further, very pleasant garden, which is predominantly laid to lawn and enclosed by a boundary wall and fencing. It has a good degree of privacy and includes a patio area, shrub borders and a timber shed. Beyond the rear garden, a pedestrian gate leads to a tandem off-road parking space, which is partly sheltered.

Location

Ring Fort Road is located in the popular development of Orchard Park on the north side of the city, just off King's Hedges Road. The attractive, paved street offers an ideal location for the Business and Science Parks and of course Cambridge North train station, which is a 10-minute cycle ride away. Cambridge North offers a direct line to London King's Cross in one hour.

Unwin Square nearby has a Tesco Express, a barbers shop and a Pizza Hut. The very centre of the city is still only a 15-minute bike ride away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is also well placed for a commuter with easy access to the A14/M11 road networks, which link to the rest of the country.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

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

Viewing

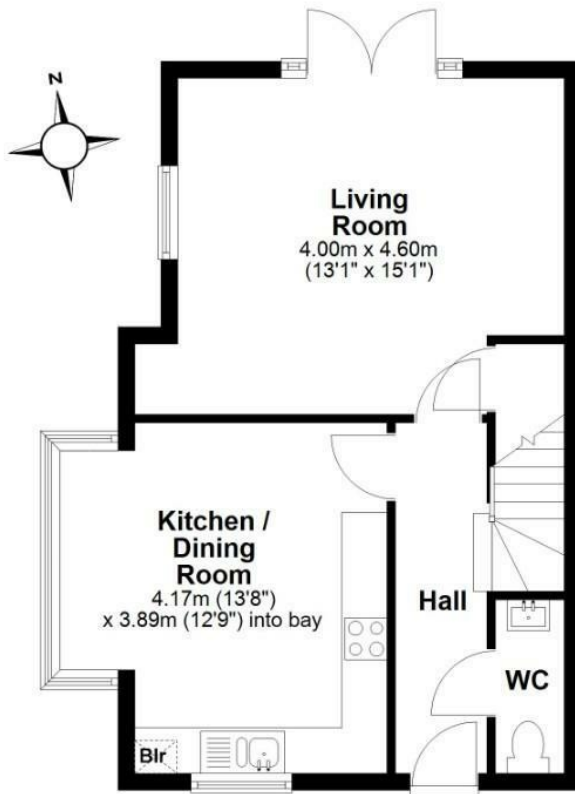
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





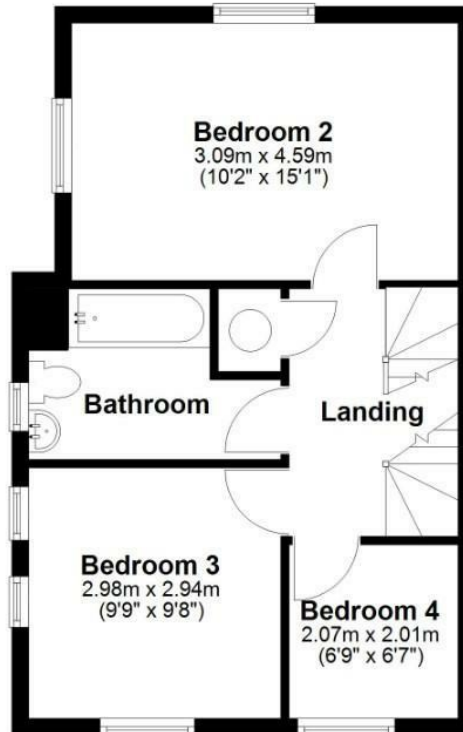
Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Second Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

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	72	82
	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.



