



84 sqm / 914 sqft

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202 sqm / 0.05 acre

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Terrace house

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3 bed, 2 recep, 1 bath

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On street parking

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1960s - freehold

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EPC - C / 74

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Council tax band - C

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CAMPKIN ROAD

A well-presented three-bedroom mid-terrace home offering approximately 914 sq ft (84 sq m) of accommodation, with separate living and dining rooms, a private rear garden and brick-built outbuilding. Conveniently located in north Cambridge with easy access to the Science Park, Cambridge North station and the city centre.



Guide Price  
£375,000.00



A well-presented three-bedroom mid-terrace home offering approximately 914 sq ft (84 sq m) of accommodation arranged over two floors, situated in a convenient north Cambridge location with good access to the Science Park, Cambridge North station, the A14 and the city centre. The property also benefits from a private rear garden and useful brick-built outbuilding.

The property is approached via a small front garden with pathway leading to the front door. Inside, the entrance hall provides space for coats and shoes, with stairs rising to the first floor and useful built-in storage.

At the front of the house is a bright and comfortable living room, featuring a large window overlooking the front garden which fills the room with natural light and creates an inviting reception space.

To the rear of the property is a separate dining room, offering ample room for a family dining table and ideal for entertaining or everyday meals. The dining room connects conveniently with the kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces and space for appliances, along with a cooker, an integrated dishwasher and sink unit. A door from the kitchen provides direct access to the rear garden, making it practical for outdoor dining and family use.

On the first floor, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double room positioned at the rear of the front of the property with a large window and plenty of space for wardrobes. Bedroom two is another good-sized double room located at the rear of the house with views over the garden. Bedroom three is a versatile room suitable as a child's bedroom, nursery, study or home office.

The family bathroom is fitted with a bath with shower over and glass screen, wash basin with vanity unit and separate WC, complemented by contemporary tiling.

Outside, the rear garden is mainly laid to lawn with established planting and a paved pathway leading to a brick-built outbuilding, providing useful storage or potential for workshop space. The garden is enclosed and offers a pleasant area for relaxing, gardening or children's play. There is rear road access from the garden making it convenient coming and going with bicycles or other transport.

Campkin Road is situated between Arbury Road and King's Hedges Road just over 2 miles north of Cambridge City Centre. The area is well placed for access to Cambridge North Train Station, the Science and Business Parks and A14/M11 road networks.

There is a bus stop located at the front of the property, with regular buses into the city centre, railway station and to Addenbrooke's hospital every 15 minutes.

The property falls within the catchment of all level schools, including the OFSTED rated "good" King's Hedges Primary School and North Cambridge Academy. Cambridge Regional College is also within easy walking distance.

The surrounding CB4 area is becoming well-known for its trendy cafes and bars, and local shopping facilities are available on Milton Road and Arbury Court which includes a doctors, dentist, hairdressers, post office and bakery, all of which are within walking distance. There is also a late-opening Tesco Local close by.

Cyclists are well catered for with a dedicated cycleway nearby adjacent to the Guided Busway providing safe access to the Science Park and Cambridge North from where London can be reached in under an hour.

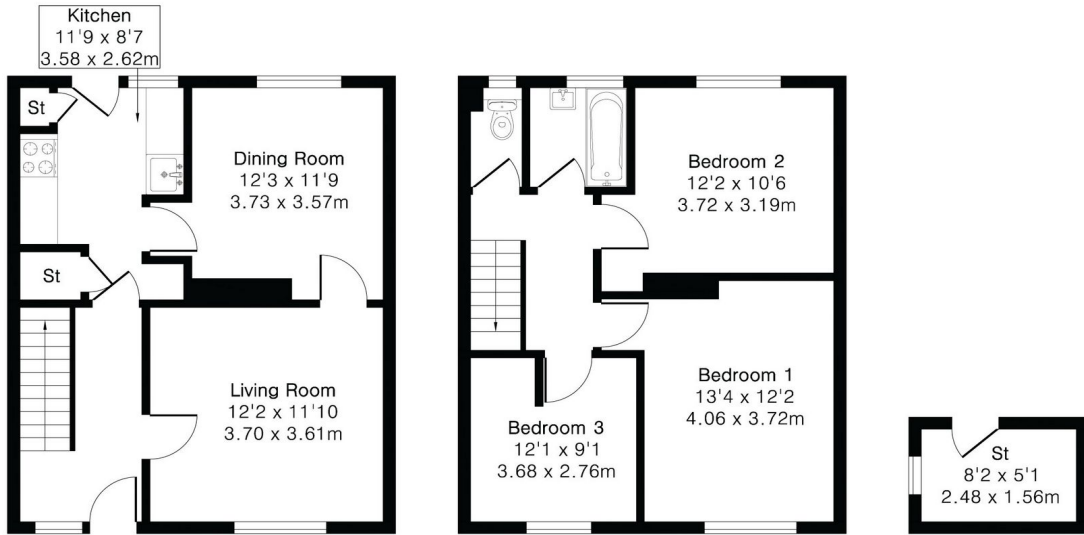


**Approximate Gross Internal Area 914 sq ft - 84 sq m  
(Excluding Outbuilding)**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m

Outbuilding Area 42 sq ft – 4 sq m



Ground Floor

First Floor

Outbuilding



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