

41 Hopkins Close, Cambridge, CB4 1FB

Guide Price £299,999 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PRESENTED, 2-BEDROOM, MID-TERRACE HOUSE WITH SPACIOUS ACCOMMODATION AND A GARAGE, CONVENIENTLY SITUATED AT THE END OF A CUL-DE-SAC ADJOINING PLAYING FIELDS. NO ONWARD CHAIN.

- Modern, mid-terrace house
- 625 sqft / 58 sqm
- Living/dining room, separate kitchen/diner
- Allocated garage and parking space
- EPC rating - C / 73
- 2 double bedrooms, 3-piece family bathroom
- Sizeable loft room
- Private, south-east facing rear garden
- Double glazing
- Plot size - approx 0.03 acres (including garage plot)

This well-presented, modern terraced house occupies a pleasant location at the end of a cul-de-sac, to the north of the city centre. It offers practical and well-proportioned accommodation, a private rear garden and benefits from an allocated parking space and a garage.

The ground floor comprises an entrance porch opening into the living/dining room, which has stairs to the first floor and a doorway to the kitchen at the rear. Fitted with a range of units, the kitchen has tiled splashbacks, a wall-mounted boiler, plumbing for a washing machine (the machine is included in this sale), and integrated appliances including an electric oven with a gas hob and an extractor hood over.

On the first floor, there are two bedrooms, both of which are well-proportioned doubles. The bathroom is fitted with a three-piece suite including a panelled bath with a mains shower over, pedestal wash basin and a WC. The landing has access to an airing cupboard with a hot water tank and a hatch with a pull-down ladder which leads to a sizeable, fully fitted out loft space, which has a top-hung window to the rear aspect.

Outside, the property benefits from an allocated parking space and a garage, located in a nearby block. The rear garden is mature and includes a paved seating area. It is enclosed by fencing and enjoys a southeasterly aspect.

Location
Hopkins Close is a cul-de-sac off Woodhead Drive, which is located off Milton Road, to the northeast of the city centre, and is very popular for those looking to be within easy reach of the city centre and north city facilities. It has its own excellent local shopping area including a Co-op supermarket with two large Tesco superstores nearby, off Newmarket Road or in Milton village.

The Cambridge Science Park is less than 1.5 miles away as is Cambridge North train station, which has services into London King's Cross. The river is about a one mile walk through old Chesterton with the neighbouring open spaces of Stourbridge and Midsummer Commons. There are also regular bus services to the centre of Cambridge and Ely.

Tenure
Freehold

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

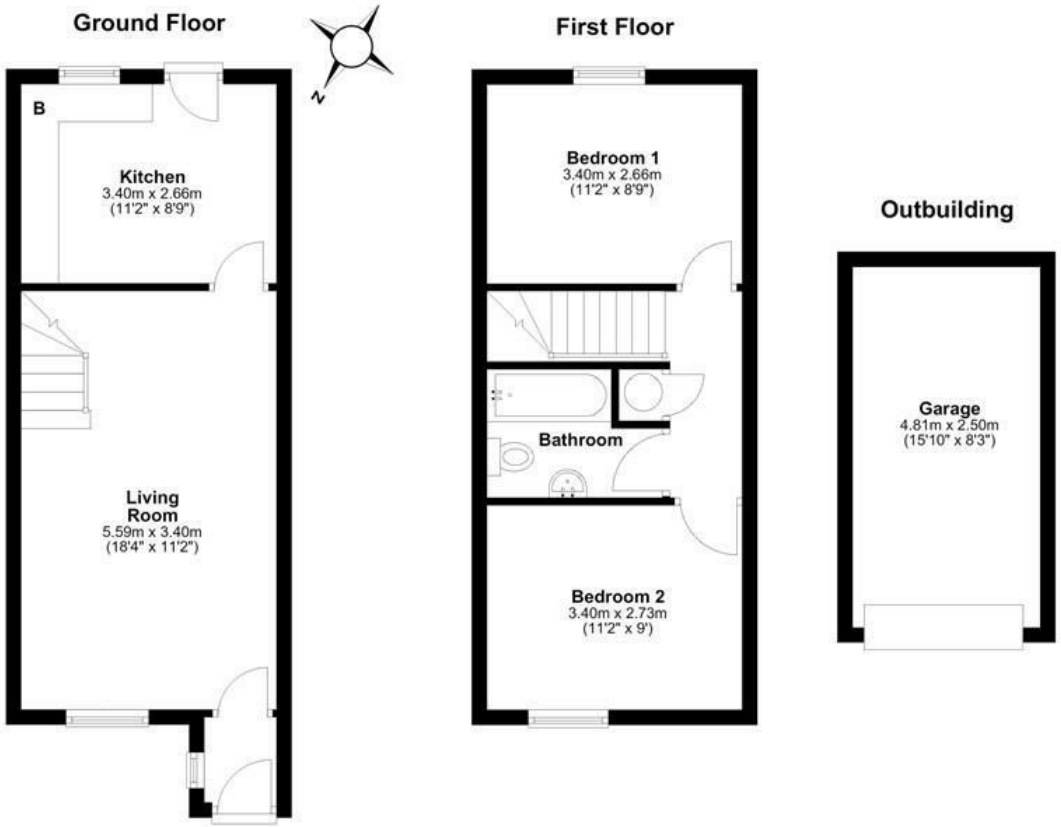
Statutory Authorities
Cambridge City Council.
Council Tax Band - C

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

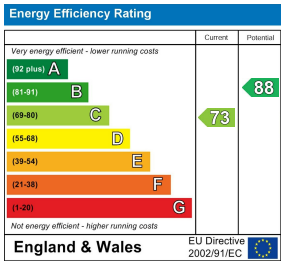
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 58 sqm (625 sqft) Excluding Garage



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.











