



14 Shrewsbury Road  
Cambridge, CB3 0SJ

Guide price £580,000



## 14 Shrewsbury Road Cambridge, CB3 0SJ

- Versatile townhouse
- Improved and upgraded house and garden
- No chain
- Remainder of new build warranty
- Two off-road parking spaces

A beautifully maintained and improved townhouse of about 1200 sq. ft with versatile 3/4 bedroom accommodation, parking, and a landscaped garden.

This modern family home is in immaculate condition and a rather appealing position within this sought-after and convenient development, just a short cycle from the very heart of the City.

The layout is flexible and includes, on the ground floor, an open-plan kitchen/living room with a bay window including doors to the garden. The kitchen area is equipped with fitted units and appliances. There is a good-sized utility room that could also be used as a study/home office. A cloakroom and WC complete the ground floor.

On the first floor, there is a lovely light living room with full-height windows, which could also be used as bedroom four. The main bedroom has fitted wardrobes and an en-suite shower room and WC.





On the second floor, there are two further double bedrooms, both with extensive fitted storage. The family bathroom includes a shower over the bath and a WC.

The house has double glazing, solar panels, and gas central heating.

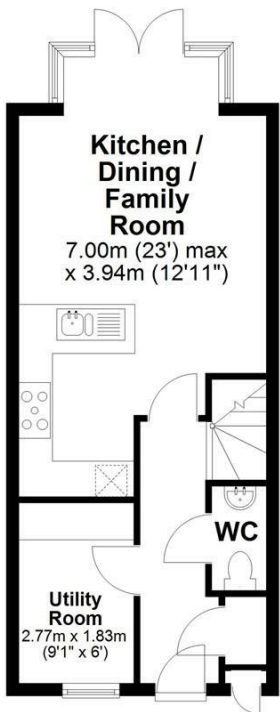
Outside, at the front, there is a small garden and driveway offering two parking spaces. Gated side access leads to the rear garden, which is enclosed by walling and fencing. The current owners have carefully designed and planted the garden to create a fantastic outdoor environment that includes shrubs, plants and trees as well as a paved terrace and a large shed.

What3words: ///asset.miss.prices



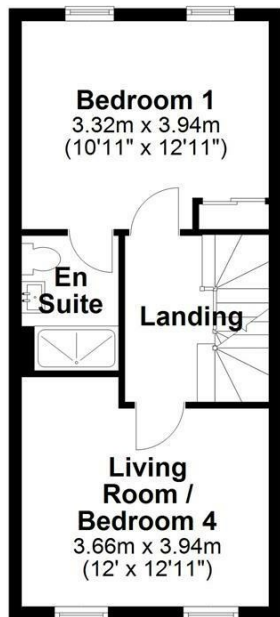
## Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



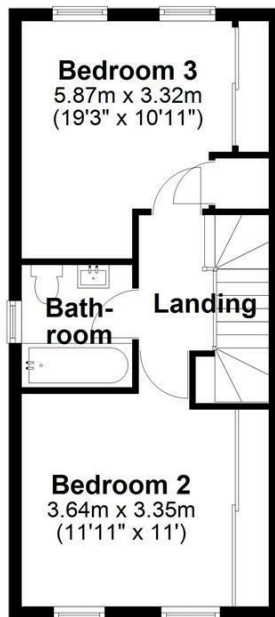
## First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



## Second Floor

Approx. 37.0 sq. metres (398.3 sq. feet)

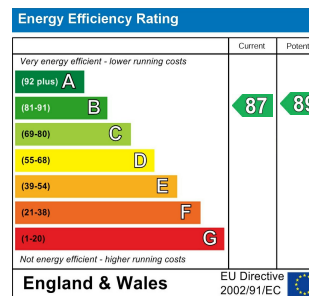


Total area: approx. 111.6 sq. metres (1201.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.