



4 Swallow Gardens, Cambridge, CB4 1FU

Guide Price £550,000 Freehold



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01223 323130

A MODERN AND STYLISH, 3-BEDROOM SEMI-DETACHED TOWNHOUSE FORMING PART OF AN EXCLUSIVE DEVELOPMENT IN A QUIET CUL-DE-SAC TO THE NORTH OF THE CITY CENTRE. THE PROPERTY ALSO BENEFITS FROM OFF-ROAD PARKING AND IS BEING SOLD WITH NO ONWARD CHAIN.

• 3-bedroom, semi-detached house • Built in 2015 • 959 sqft / 90 sqm • 2.5 bathrooms, 1 reception room • Triple glazing • EPC rating - C / 79 • Gas-fired, underfloor heating • EV charging point • Allocated parking space plus visitor spaces visitors and a disabled parking space • Living/dining room with bi-folding doors to the garden

This high specification, semi-detached home was constructed in 2015 and forms part of an impressive and exclusive development of just eight houses. It is enviably located in the sought-after area of Chesterton, within easy reach of a variety of amenities, the city centre and Cambridge North railway station.

The entrance hall has stairs to the first floor, access to a cloakroom with WC and stylish wood-effect flooring, which continues into the living room. The well-appointed kitchen has a range of base and wall-mounted units with a range of integrated appliances including a double oven, a four-ring gas hob with stainless steel splashback and an extractor hood over, a fridge/freezer, dishwasher, washing machine, a stainless steel sink with mixer tap and drainage board and a cupboard housing the combination boiler. To the rear, the living/dining room has large, bi-folding doors, which provide views of and access to the private rear garden.

On the first floor, there are two double bedrooms and a family bathroom, which is predominantly tiled and includes a panelled bath with a shower over, floating wash basin, WC with a concealed cistern and a heated towel rail.

The superb master bedroom is located on the second (top) floor and benefits from a wealth of light courtesy of a skylight and windows to the front aspect. It includes a built-in wardrobe and a well-appointed ensuite with sanitaryware and features which mirror the family bathroom.

Outside, there is an allocated parking space immediately to the side of the property with an EV charging point and a bike store. There is also visitors parking and a disabled parking space for this group of houses. Gated access leads to the low-maintenance, fully enclosed rear garden, which has an easterly aspect and is mainly paved, with a small lawned area.

Agent's Note

There is an annual fee of £250 for the upkeep of the private cul-de-sac and the visitors parking, payable to Swallow Gardens Property Management Company Limited. This will be reviewed annually and adjusted according to associated costs.

Location

Swallow Gardens is situated off Chesterton High Street, just to the north of the city centre. The High Street offers a wide range of local facilities and primary and secondary schooling are available in the area. The property is within easy reach of the Science Park and Cambridge North railway station, which provides regular services to London King's Cross and Liverpool Street stations as well as Stansted airport. The river Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store, large recreation ground with children's play area and St Andrew's Church. In addition, nearby cycle/footbridge gives easy access across the river to facilities in Newmarket Road including a large supermarket and Cambridge Retail Park.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

The vendor informs us that everything in the property is included in the sale - all curtains, blinds, light fittings, appliances etc.

Viewing

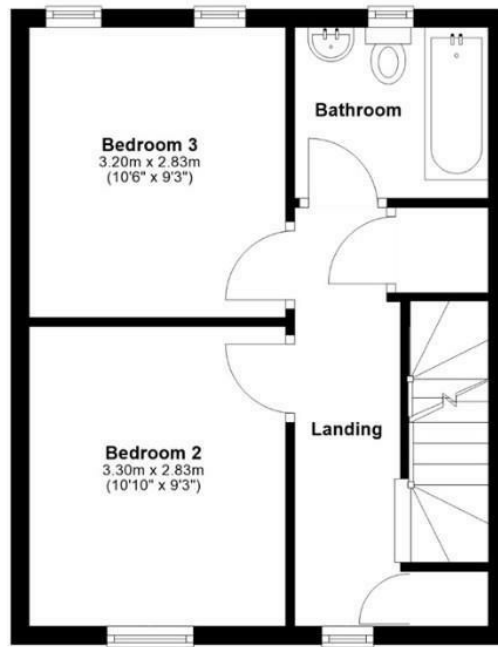
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



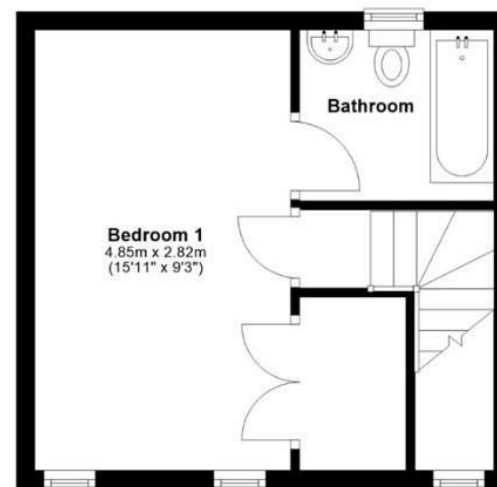
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 90 sqm (959 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

