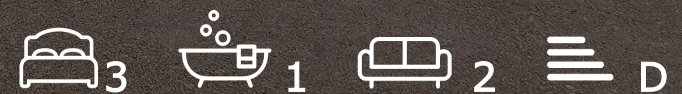




2 Brownlow Road
Cambridge, CB4 3NG

Guide price £425,000



2 Brownlow Road

Cambridge, CB4 3NG

- No chain
- Popular North City location
- Prime school catchment
- Detached single garage

A well proportioned three bedroom semi-detached home with a detached single garage, occupying a corner plot on a popular residential street just off Histon Road. The property is offered for sale with no onward chain, and is within the catchment area of well regarded schools.

Extending to just under 1,000 sq ft, the property offers excellent potential for modernisation and improvement, presenting a fantastic opportunity for buyers to create a home tailored to their own style.

The accommodation has an entrance porch with practical built in storage for coats and shoes. The spacious open plan living/dining room provides a great space, with stairs to the first floor. To the rear, a conservatory offers an additional reception space overlooking the garden. The kitchen is fitted with a range of integrated appliances, including a washing machine, dishwasher and fridge freezer, along with a gas hob and electric oven. A rear hallway provides access to the garden and a convenient ground floor WC.

Upstairs, there are three



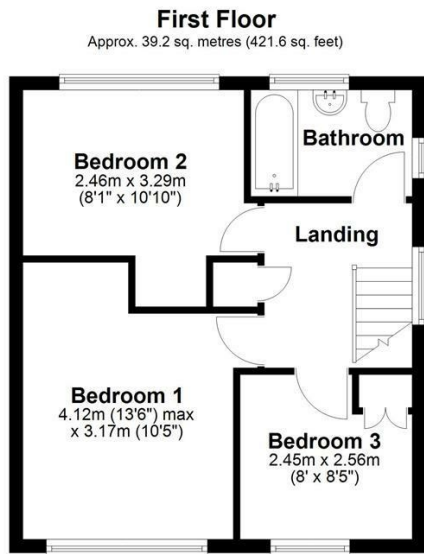
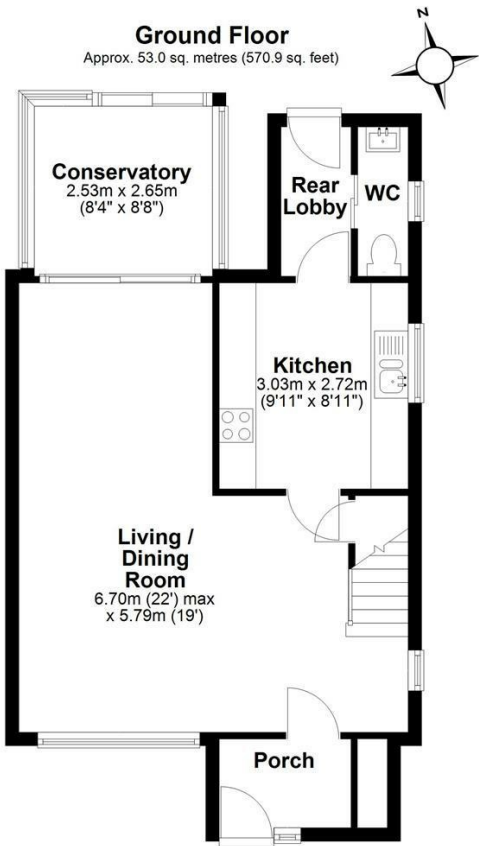


bedrooms, comprising two doubles and one single bedroom. The main bedroom benefits from built in wardrobes. The family bathroom is fitted with a bath and shower over, WC and wash basin. The landing also includes a useful airing cupboard housing the hot water cylinder, together with access to the loft space.

Further benefits include gas central heating, double glazing. The property is steel-frame construction.

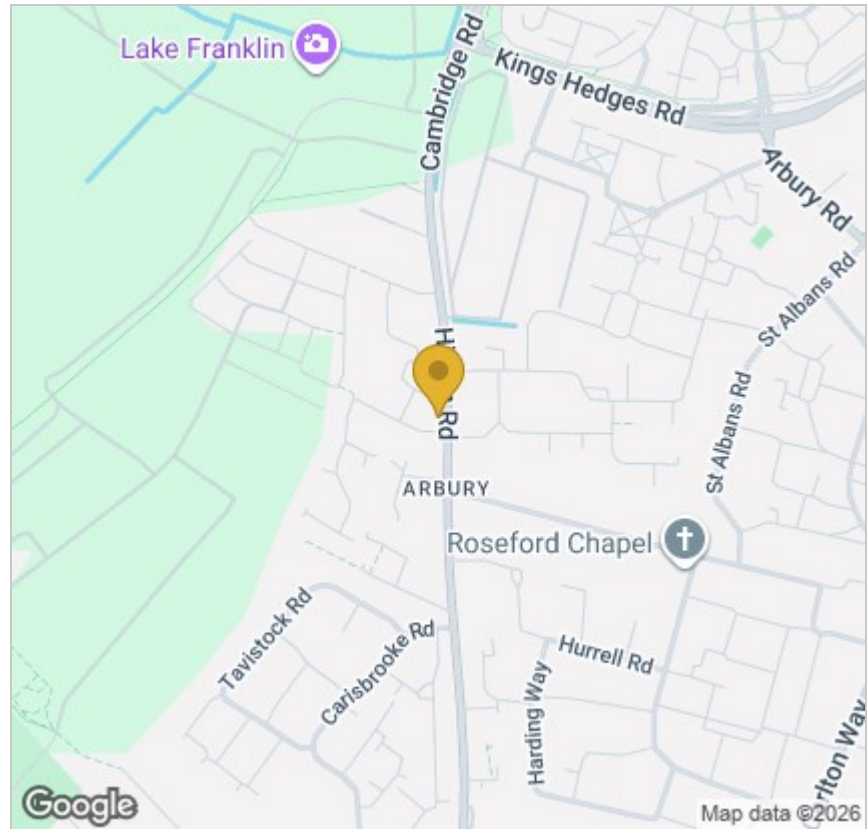
Externally, the property has a driveway providing off-road parking for two vehicles, in addition to the detached single garage. Side access leads to a well-maintained rear garden, which is a pleasant outdoor space to enjoy.



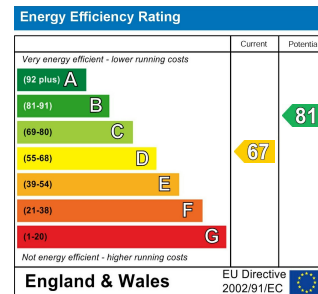


Total area: approx. 92.2 sq. metres (992.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.