GRAY TOYNBEE

# 11 Robert May Close

Cambridge, CB1 3UH

**Guide price £425,000**

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# 11 Robert May Close

## Cambridge, CB1 3UH

- 3 double bedrooms
- South-facing courtyard garden
- Cul-de-sac position
- Close to allotments and play park
- Excellent local schooling
- 995 sqft / 92 sqm

A spacious and well-presented terraced home of 995 sqft / 92 sqm, enjoying a peaceful, near central city location with parking, ease of access to allotments and a lovely play park.

This well cared for house was built in the early 1990s and has served as a family home for almost 5 years. The house benefits from updated windows, doors and a brand new Worcester Bosch combi-boiler, installed in March 2026.

The accommodation comprises 2 reception rooms, the dining room with useful storage, as well as a study area with stairs to the first floor. The kitchen has been fitted with a matching range of base and eye-level units and has space/plumbing for various appliances. The is an entrance porch with space for coats and footwear, as well as a rear lobby with access to a cloakroom W.C.

Upstairs are 3 good sized bedrooms and a modern bathroom, complemented by part tiled walls and a heated towel rail. The landing provides access to a partially boarded loft.

There are allotments and a

fantastic children’s play park situated nearby. The south-facing courtyard garden offers a good degree of privacy and is predominantly paved with a number of stocked beds. There is a useful storage shed and secure gate.

Robert May Close is located about 2 miles east of the city centre and provides convenient access to Addenbrooke's Hospital/Biomedical Campus. There are a variety of local shops nearby as well as Cambridge Leisure, including supermarkets, cinema complex, 10-pin bowling and restaurants.

The property is also well placed for access to an excellent choice of state and independent schools including St Bede’s, The Morley Memorial Primary School and the Perse, together with sixth form colleges in Hills Road and Long Road.

Cambridge Mainline Railway Station is within 1 mile providing services to London's King's Cross and Liverpool Street in 52 and 67 minutes respectively.

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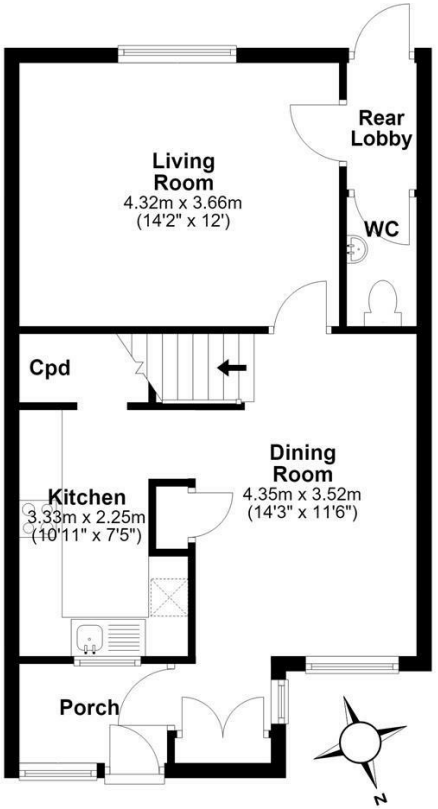
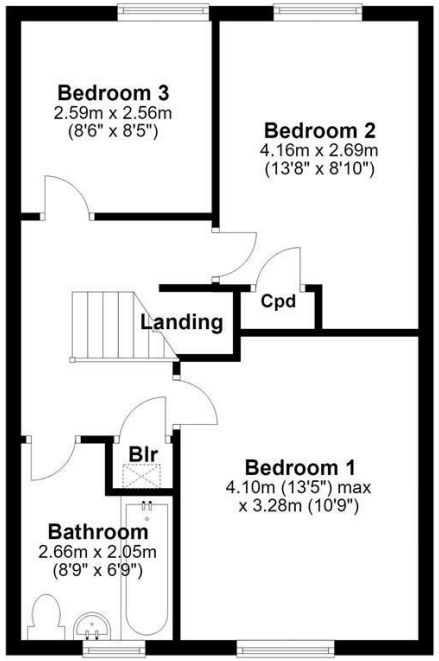
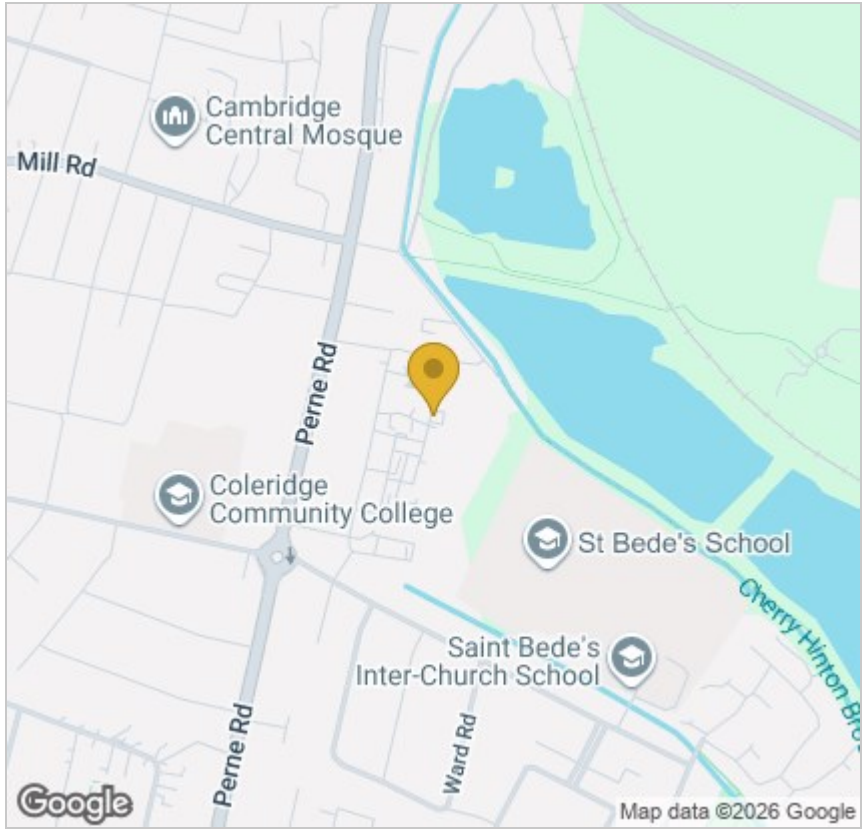
## Ground Floor
Approx. 47.6 sq. metres (512.2 sq. feet)



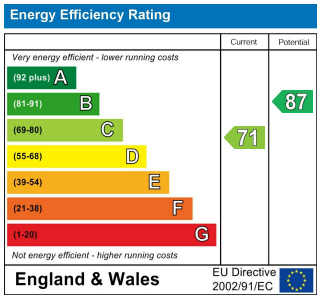

## First Floor
Approx. 44.9 sq. metres (483.0 sq. feet)




Total area: approx. 92.5 sq. metres (995.2 sq. feet)




## Energy Efficiency Graph




Tenure: Freehold
Council tax band: C

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.

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