



10 Brownlow Road, Cambridge, CB4 3NG
Offers Over £500,000 Freehold



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A BRIGHT AND EXTENDED FAMILY HOME WITH A GARAGE, DRIVEWAY PARKING AND A PRIVATE REAR GARDEN, ENJOYING A PEACEFUL POSITION IN THIS FRIENDLY NEIGHBOURHOOD SITUATED JUST OFF HISTON ROAD.

- Extended and versatile semi-detached home
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Less than 2 miles from the city centre
- Garage and driveway
- Plot size - 0.06 acres
- 1100 sqft / 102 sqm
- Close to the A14 / M11 road networks
- Gas-fired heating to radiators
- Excellent local schooling
- Built in the 1960s

This extended semi-detached residence has been exceptionally well cared for since it was purchased in 2015 and offers bright, well-proportioned accommodation of 102 sqm / 1100 sqft, as well as a useful garage.

The accommodation briefly comprises an entrance porch with space for coats and footwear. There is a large living room which benefits from southerly aspects and has an adjoining dining room. The kitchen has been fitted with a range of base and eye-level units; integrated appliances include an oven and 4-ring gas hob with extractor over. There is a useful study area with a side door to the rear garden and access to a stylish shower room with W.C. Completing the ground floor accommodation is a versatile family room with a set of French doors leading to the private rear garden.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles and include built-in storage. The bathroom benefits from a dual aspect and has been fitted with a white suite including a p-shaped bath with shower over. The landing has a storage cupboard and provides access to a partially boarded loft.

Outside the front of the property is set back behind a shingle driveway and shared concrete drive which gives access to a single garage and the private rear garden. The rear garden itself has been landscaped with a stone terrace, well suited to alfresco dining. The remainder is laid to lawn and there is a useful storage shed located at the foot of the garden. The garden extends to around 58' (17m).

Tenure

Freehold

Agent's Note

The property is steel framed. The buyer, if using a mortgage provider will need to disclose this to the lender.

Location

Brownlow Road is within easy reach of the city centre and is close to Histon Road with its various shops and supermarkets. Access out to the M11 and A14 is very straightforward along Huntingdon Road or Histon Road and the West University site is around a mile away. Castle Hill's restaurants and public houses are just over a mile away and Magdalene Street and the bustling city centre around 1.5 miles away.

Services

All mains services connected

Statutory Authorities

Cambridge City Council
Council Tax Band - D

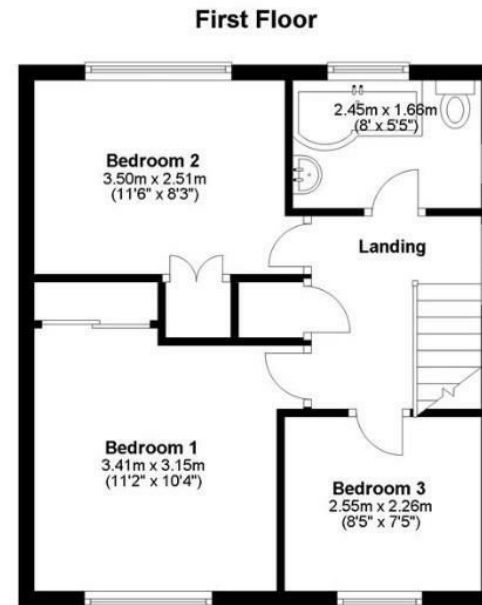
Fixtures and Fittings

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

Viewing

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





Approx. gross internal floor area 102 sqm (1100 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	78
EU Directive 2002/91/EC		

