



P Permit holders only
MILTON
Mon - Fri
9.30 am - 3 pm

BROWN & CO

35 ARBURY ROAD



-35 ARBURY ROAD -

Cambridge | Cambridgeshire | CB4 2JB

A sympathetically updated three bedroom mid-terrace home situated in a highly sought after residential location, offering convenient access to a range of local amenities.

Property Highlights

Well presented accommodation - Sought after residential location
- Easy access to the surrounding amenities - Generous and well established West facing rear garden - Three bedrooms - Potential for extension (STPP) - Period features throughout

House

Ground Floor: Entrance hallway - Living room - Dining room - Kitchen breakfast room

First Floor: Landing - Bedroom one - Bedroom two - Bedroom three - Family bathroom

Total: 932 sq. ft. (87 sq. m)



DETAILED DESCRIPTION

A much improved and well presented three bedroom mid-terrace home occupying a popular and well connected city location, offering an excellent opportunity for both first time buyers and investors. The well planned and tastefully decorated accommodation extends to approximately 932 sq. ft. over two floors and is complemented by a generous and well established 160 ft west facing rear garden.

LOCATION

Arbury Road is situated within a well established and convenient residential area to the north of Cambridge city centre. The area benefits from strong connectivity. Regular bus services operate along Arbury Road, providing direct access to the city centre, Cambridge Science Park, Cambridge North railway station, and surrounding districts. Cambridge North station, located approximately 1.5 miles to the north east, offers fast and frequent services to London King's Cross, Cambridge, and regional destinations. The area also provides convenient access to key road links including the A14 and M11, facilitating travel across the region.

A wide range of local amenities are available within easy walking distance. These include convenience stores, supermarkets, cafés, takeaways, and everyday services, with further shopping and leisure facilities available at the nearby Cambridge Retail Park and the city centre. Recreational facilities are a notable feature of the location. Arbury Court and nearby green spaces, together with the open parkland at Midsummer Common and Jesus Green, provide attractive outdoor spaces within easy reach. The River Cam and the city's extensive cycle network further enhance accessibility. The property is also well positioned for access to key employment hubs, including Cambridge Science Park and the Business Park.

Educational provision in the area is well catered for. A number of local primary schools serve the immediate vicinity, with secondary education available at established schools within north Cambridge. In addition, the city offers a wide selection of highly regarded independent schools, including The Perse School, St Faith's, The Leys, and King's College School, all accessible within a reasonable distance.





ACCOMMODATION GROUND FLOOR

ENTRANCE HALLWAY

With entrance door featuring stained glass window, exposed floorboards, stairs to the first floor, doors to

LIVING ROOM

With single glazed timber sash window to the rear aspect, feature fireplace with tiled hearth and surround, fitted cupboard, wood effect flooring, door to kitchen, opening to



DINING ROOM

With single glazed timber bay window to the front aspect, fitted shutters, feature fireplace with tiled hearth and surround, wood effect flooring

KITCHEN BREAKFAST ROOM

With single glazed timber sash window to the side aspect, single glazed timber window to the rear aspect, kitchen fitted with range of eye and base level units, wooden counter with inset butler sink with chrome mixer tap over, space and plumbing for washing machine and dryer, space for fridge freezer and oven with chimney style extractor hood over, tiled floor, under stairs storage cupboard, door to garden



FIRST FLOOR

LANDING

With exposed floorboards, loft access via hatch, doors to

BEDROOM ONE

With single glazed timber windows to the front aspect, exposed floorboards, fitted wardrobes, feature fireplace

BEDROOM TWO

With single glazed timber sash window to the rear aspect, fitted wardrobe, feature fireplace

BEDROOM THREE

With double glazed UPVC sash window to the rear aspect, exposed floorboards

FAMILY BATHROOM

With singled glazed timber sash window to the side aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over and vanity unit with inset wash basin with chrome mixer tap over, tiled walls, tiled floor

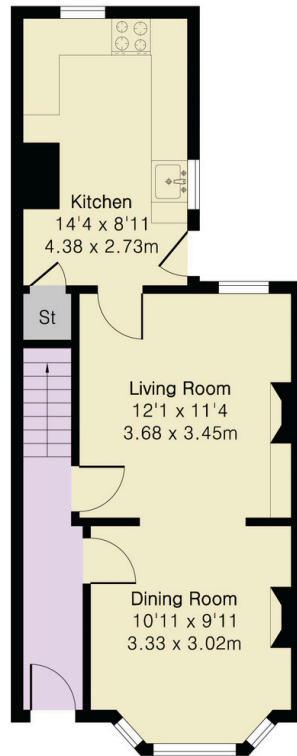




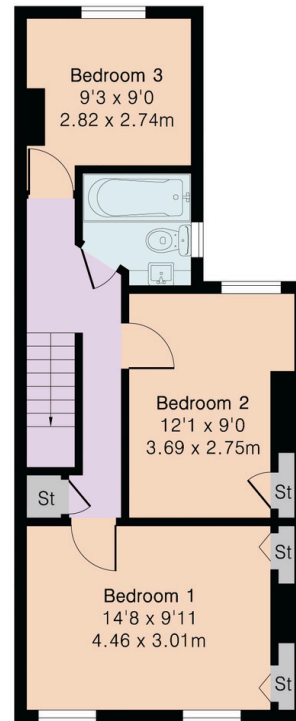
Approximate Gross Internal Area 932 sq ft - 87 sq m

Ground Floor Area 472 sq ft – 44 sq m

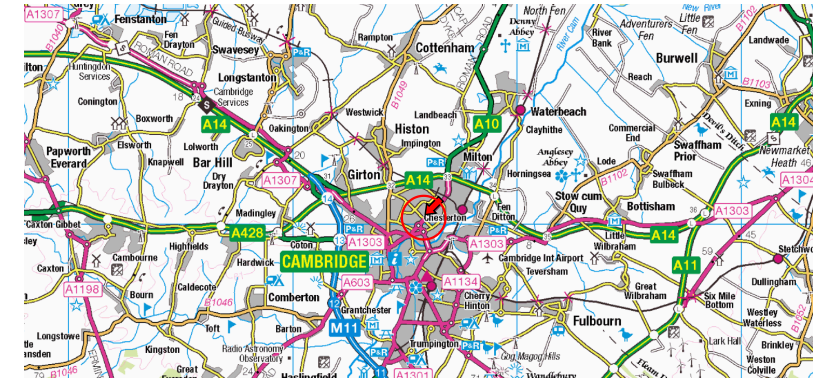
First Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: Mains electricity, gas, water and drainage. Gas-fired central heating.

Council Tax Band: C

EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB154230. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:
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