7 River View, Stapleford, Cambridge, CB22 5FW

Guide Price £435,000 Freehold

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A MODERN SEMI-DETACHED HOUSE, CONSTRUCTED IN 2016, EXTREMELY WELL-PRESENTED WITH OFF ROAD PARKING AND PRIVATE ENCLOSED REAR GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER LOCATION.

- 2 bedrooms, 1.5 bathrooms semi-detached house
- 0.04 acre plot
- Gas fired central heating to radiators
- Enclosed rear garden
- Council tax band-C
- 775 sqft/72 sqm
- Constructed in 2016
- Off road parking
- EPC-B/85

The property enjoys a pleasant position within this modern residential development, constructed in 2016 and conveniently placed for the village centre and main line train station. The property boasts an excellent EPC rating which makes the property economical to run and perfect for first time buyers or indeed investment buyers.

The accommodation comprises an entrance hall with stairs to first floor accommodation and leading to the sitting room with generous understairs storage cupboard. The kitchen/dining room has views and access to the rear garden and is fitted with a range of contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, oven and extractor, integrated dishwasher, space for a fridge/freezer and washing machine. There is a concealed gas fired central heating boiler. Between the kitchen and the sitting room, off an inner hallway is a cloakroom/WC.

Upstairs, off the landing are two double bedrooms and a luxury family bathroom.

Outside, to the front is a block paved driveway providing off road parking for two vehicles. Gated access leads to the rear garden which is mainly laid to lawn with well stocked flower and shrub borders and beds, paved patio, generous timber shed and all is enclosed by a combination of fencing and walling.

Location
Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

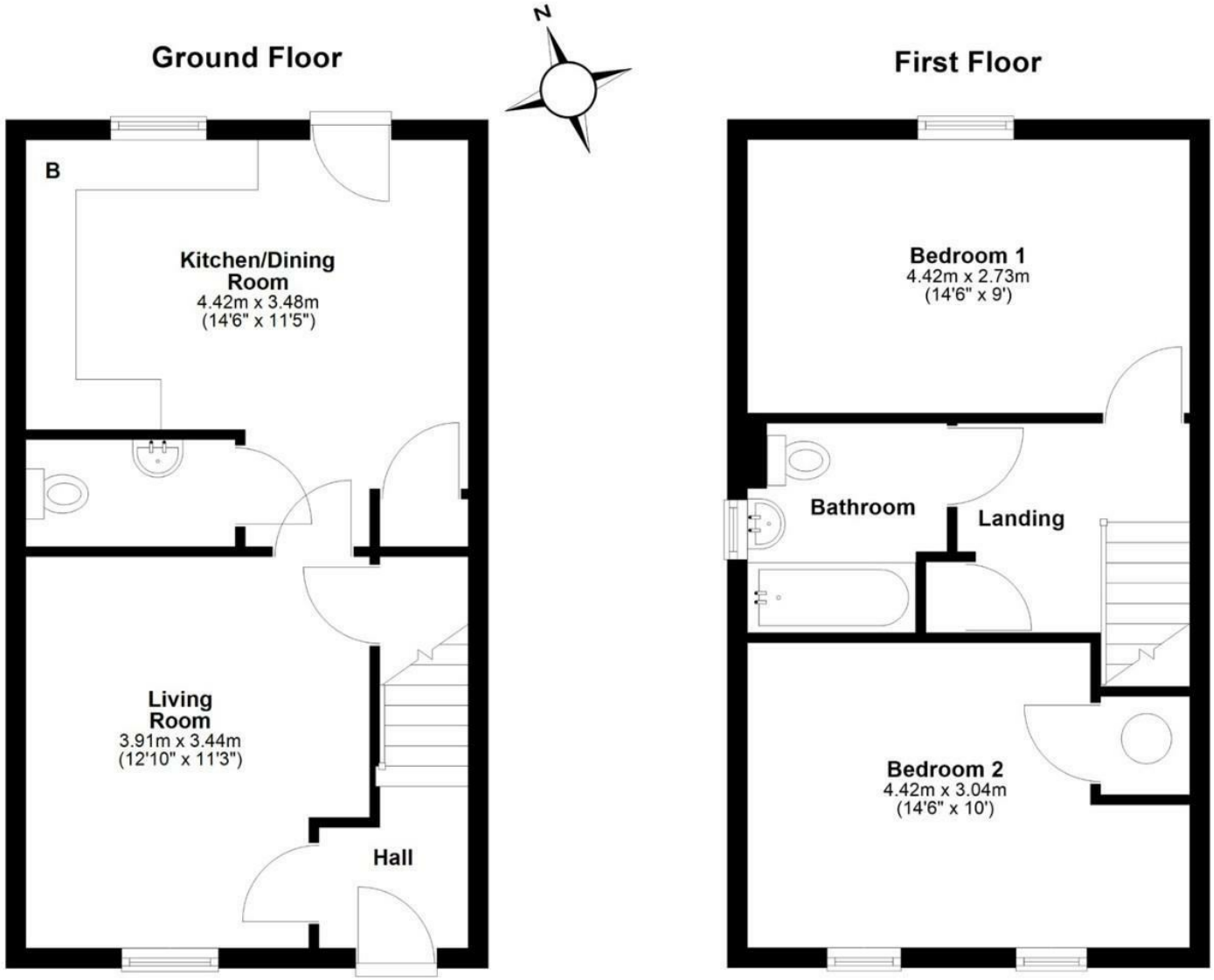
Tenure
Freehold

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

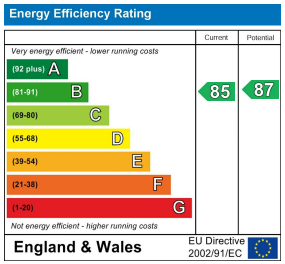
Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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 72 sqm (775 sqft)



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.