

69 High Street, Cambridge, CB2 9HZ

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE AND COMPREHENSIVELY REFURBISHED, FOUR-BEDROOM TOWNHOUSE OFFERING VERSATILE ACCOMMODATION OVER THREE FLOORS, A PRIVATE REAR GARDEN AND A GARAGE, CONVENIENTLY SITUATED FOR CAMBRIDGE SOUTH STATION, ADDENBROOKE'S HOSPITAL AND THE CAMBRIDGE BIOMEDICAL CAMPUS.

• Fully refurbished terraced townhouse • 4 bedrooms, 2 bathrooms • Built in 1980s • Open plan living space • Private garage • Plot size - approx 0.03 acres • Gas-fired heating to radiators • Established courtyard garden • Double glazing throughout • Loft conversion forming principal suite

69 High Street is an appealing four-bedroom terraced townhouse, occupying a convenient position in the heart of Trumpington, one of Cambridge's most sought-after residential locations. The property offers well-proportioned and versatile accommodation arranged over three floors, extending to approximately 858 sqft (79.7 sqm), together with a separate garage and an enclosed rear garden.

A particular feature of the property is the extensive programme of refurbishment and improvement undertaken in conjunction with a loft conversion, completed in August 2018. These works significantly enhanced the accommodation, creating an additional principal bedroom with an ensuite bathroom on the second floor, whilst comprehensively modernising the existing interior.

The refurbishment included the installation of new internal walls, flooring, bathrooms, doors, a new heating system and a complete renewal of the electrical installation. The result is a thoughtfully updated home combining the character of an established residential setting with the practical advantages of modern living.

The ground floor provides an inviting sitting room to the front of the property, flowing through to a dining area with direct access to the rear garden. The adjoining kitchen is fitted with a range of contemporary white units, contrasting work surfaces and integrated cooking appliances, providing a practical arrangement for everyday use.

On the first floor are three bedrooms, offering flexibility for family accommodation, guests or home working, together with a family bathroom. The second floor is devoted to the principal bedroom suite, created as part of the 2018 loft conversion. This attractive room benefits from natural light from windows to the rear and an ensuite bathroom.

Outside, the property enjoys an enclosed rear garden, predominantly paved for ease of maintenance, with established trees, shrubs and planted borders providing greenery and a degree of privacy. A garden shed offers useful additional storage, whilst a rear pedestrian gate leads towards the separate garage, which has an allocated parking space in front.

Location
Trumpington is an eagerly sought-after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All the usual facilities are readily available including excellent pubs and shopping with Waitrose a short walk away and The Shelfords nearby.

There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. The new Cambridge South Station is a short cycle from the property providing direct links to London King's Cross and Liverpool Street. Most of the city's schools are also within easy reach.

Tenure
Freehold

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

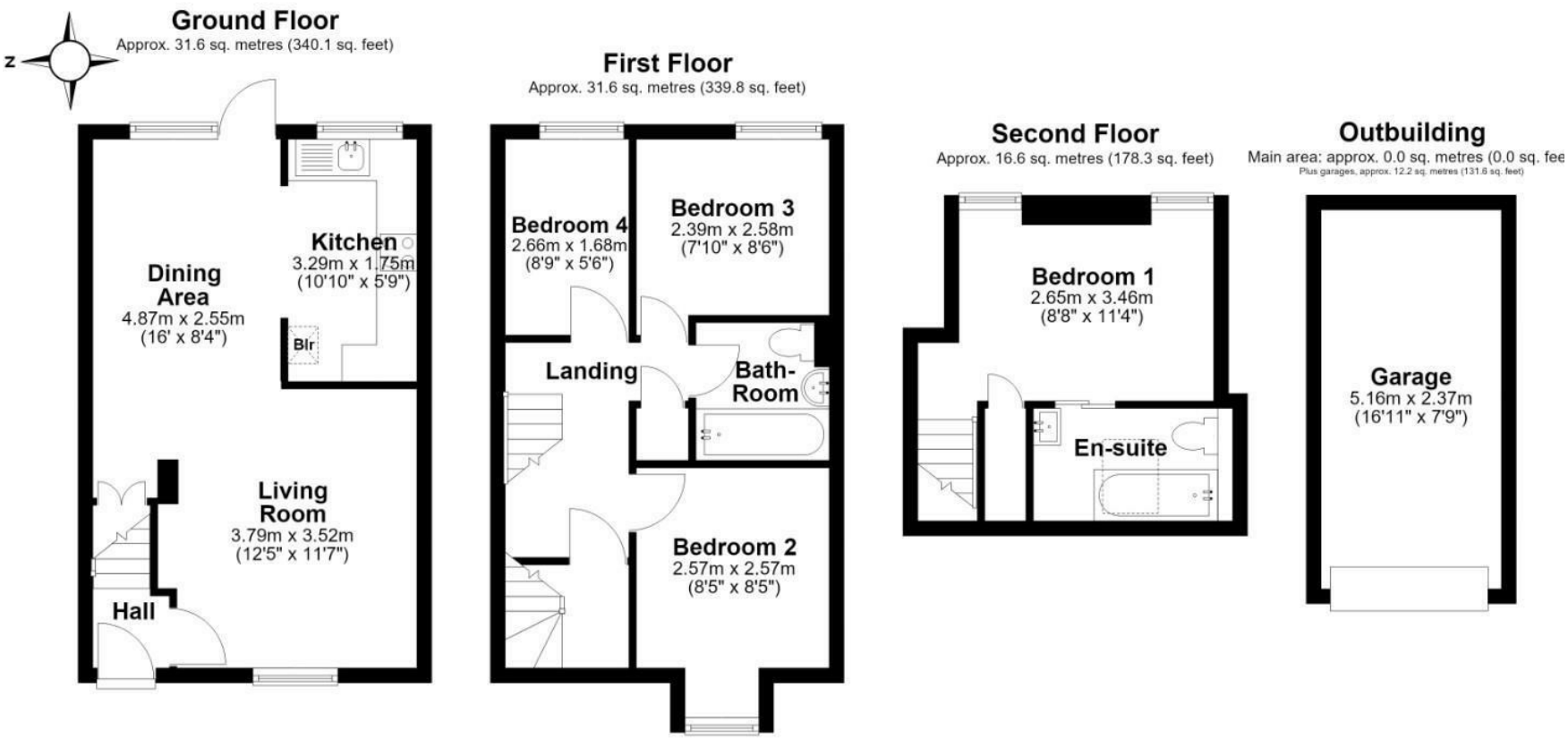
Statutory Authorities
Cambridge City Council.
Council Tax Band - C

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

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



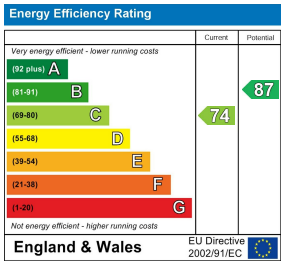




Main area: Approx. 79.7 sq. metres (858.1 sq. feet)

Plus garages, approx. 12.2 sq. metres (131.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.











