



34 Beaufort Road, Upper Cambourne, Cambridge, CB23 6FP
Guide Price £385,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE/FOUR-BEDROOM TOWNHOUSE, LOCATED WITHIN UPPER CAMBOURNE, CAMBRIDGE AND WITHIN A SHORT WALK OF THE COUNTRY PARK.

- Townhouse
- 1275 Sqft / 118 Sqm
- Constructed in 2016
- Carport and driveway parking
- Council tax band - D
- 3 beds, 3 baths, 2 recepts
- 0.05 acres
- Gas fired central heating to radiators
- EPC - B / 84

Having been constructed in 2016 by Taylor Wimpey, this splendid home measures 1275 Sqft /118 Sqm and provides living accommodation over three floors. To the ground floor the property has a spacious entrance hall with storage beneath the stairs and a kitchen with fitted appliances including a washing machine, dishwasher, double fan assisted oven and space for a fridge freezer. Completing the ground floor is a WC accessible off the entrance hall and a spacious reception room with double doors opening into the west facing rear garden. To the first floor the property benefits from a further reception room a family bathroom with panelled bath and shower over, as well as bedroom three. The reception room on the first floor could be used as a fourth bedroom and enjoys a Juliet style balcony with views towards Sirius Lake. Occupying the second floor are two generous double bedrooms and two further bathrooms which include a delightful master bedroom with an en-suite shower room and fitted wardrobes.

Externally – To the side of the property is a tandem driveway beneath a covered carport which also has adequate space to store bins. To the front is a storm porch and a small gravel laid garden behind a bricked wall and iron wrought gate. The rear garden of the property is fully enclosed, laid predominantly to lawn with a patio area accessible off the reception room. The rear garden further benefits from a timber constructed shed and gated access into the carport and through to the front.

Location

Cambourne can be found off the A428 giving excellent access to major road routes including the M11, A14 & A1. There is a wealth of amenities & facilities, there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015).

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings

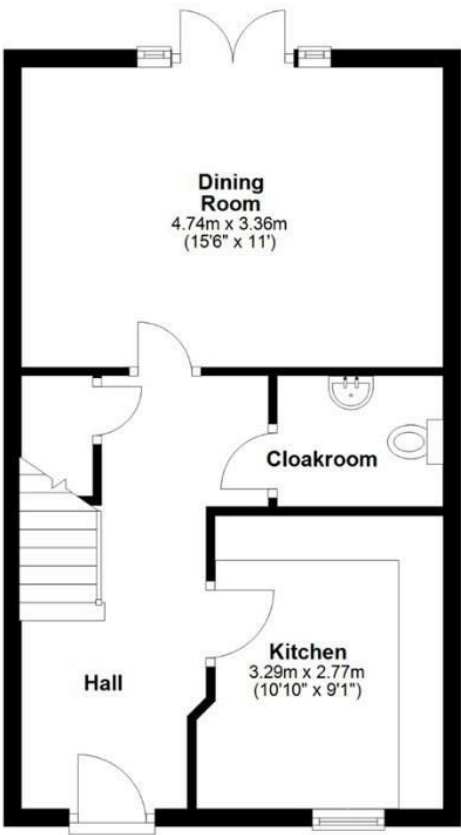
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

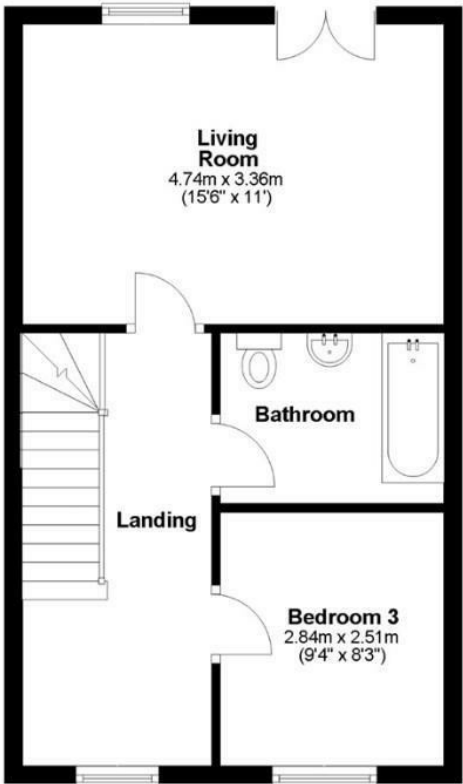
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



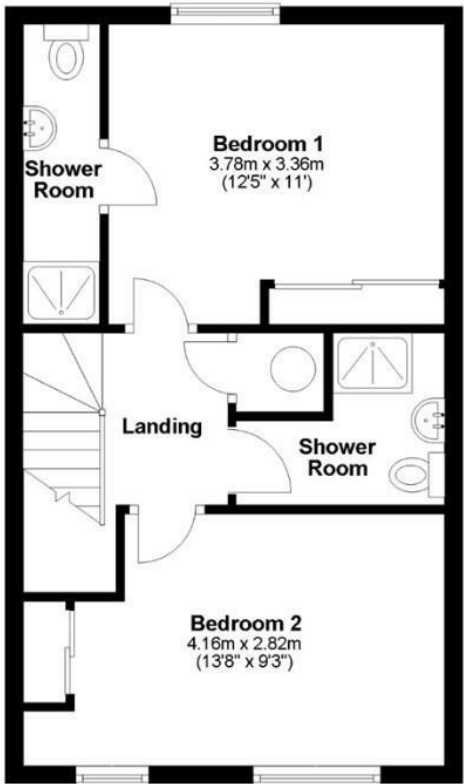
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 118 sqm (1275 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

