

11 Burlton Road, Cambridge, CB3 0GU

Guide Price £429,950 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 323130

A VERY PRACTICAL AND WELL-PRESENTED MODERN HOUSE WITH ALLOCATED PARKING FOR TWO VEHICLES AND A PRIVATE SOUTH-EAST FACING GARDEN, ENJOYING A CONVENIENT POSITION, FOR SALE WITH NO ONWARD CHAIN.

- 725 sqft / 68 sqm
- Allocated parking for 2 cars
- South-east facing garden
- Plot size - 0.02 acres
- EPC – C / 80
- Mid-terraced house
- 2 bed, 2 bath, 1 recep
- Built in 2011
- Council tax band – C

This bright, two bedroom mid-terraced house has been incredibly well cared for and forms part of a popular development constructed by David Wilson homes, built in 2011 and benefits from southerly aspects to the rear of the property.

The accommodation briefly comprises an entrance hall with stairs to the first floor and access to a cloakroom W.C. The kitchen has been fitted with a modern range of base and eye-level units; integrated appliances include a fridge/freezer, washing machine, single oven and a four-ring gas hob with an extractor over. There is a light and airy sitting/dining room with a useful understairs storage cupboard and double doors opening onto a private rear garden.

Upstairs are two bedrooms, the main bedroom including an ensuite shower room, complemented by tiled walls and a heated towel rail. Bedroom 2 has access to a Jack-and-Jill bathroom with a contemporary suite including a shower over the bath.

Outside, there is allocated parking for two vehicles and an open-plan front garden, which is stocked with various shrubs. The south-east facing rear garden is decked for ease of maintenance and offers scope to extend, subject to planning permission. A secure gate leads to the parking spaces, which are located adjacent to the terrace.

Agent's Note
There is an annual service charge of £302.89 for the estate management of communal area.

Location
Burlton Road is a convenient city location set just off the Huntingdon Road via Lawrence Weaver Road and is within easy reach of New Hall, Churchill and Fitzwilliam Colleges. It falls within the school catchment for Mayfield Primary School and Chesterton Community College. The new Cambridge University Primary School is also within striking distance.

Local shopping is available on Histon Road and there is a Sainsbury's superstore a few minutes' walk away in Eddington where Argos and Dulcedo Patisserie can also be found. Just over a mile away is Cambridge City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Transport communications are excellent with regular bus services, cycle paths and the A14/M11 road networks being situated nearby. The property is a few miles from both Cambridge Central and Cambridge North Railway Stations with direct links to London.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

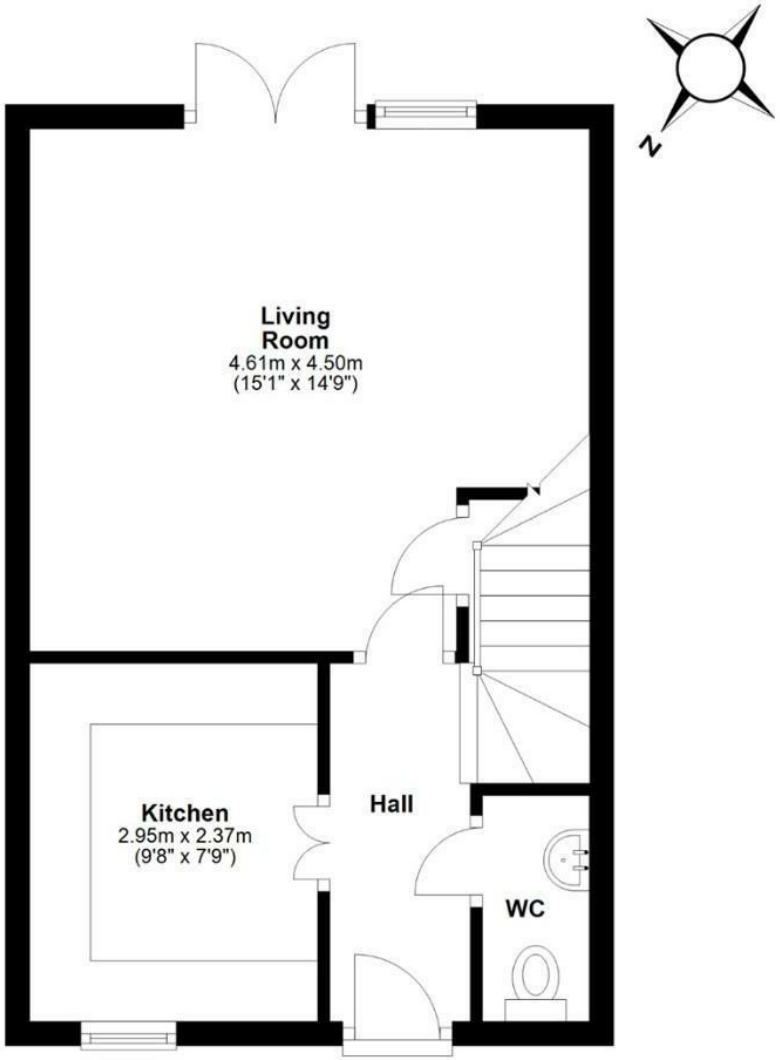
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

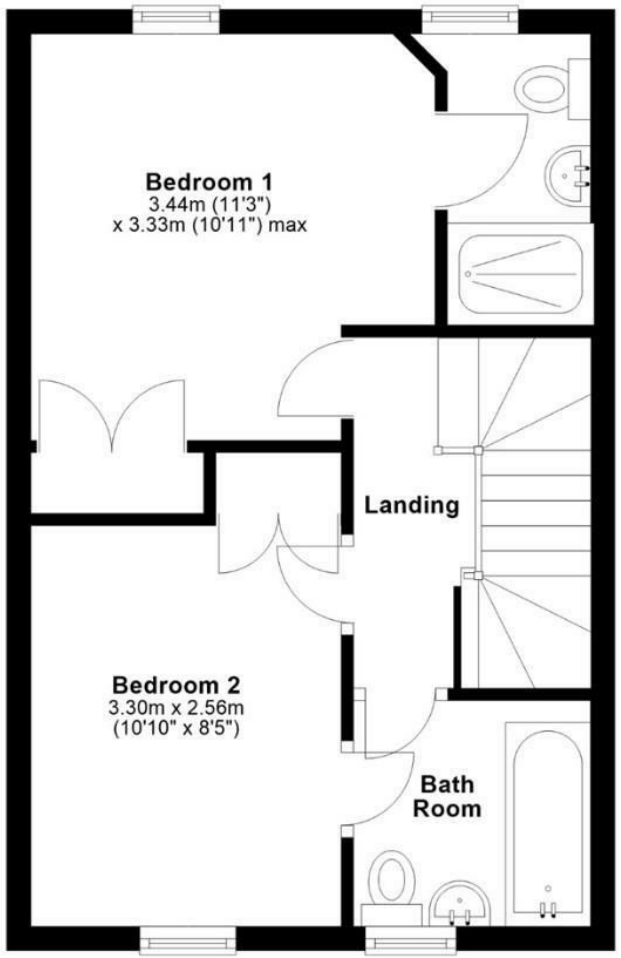




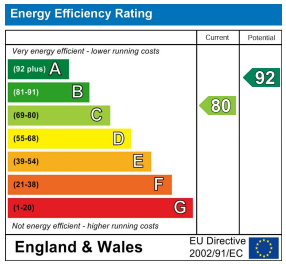
Ground Floor



First Floor



approx. gross internal floor area 68 sqm (725 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.











