



2 Brierley Walk, Cambridge, CB4 3NH
Guide Price £465,000 Freehold



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A BRIGHT AND SPACIOUS SEMI-DETACHED HOUSE PROVIDING OPEN AND BEAUTIFULLY PRESENTED ACCOMMODATION WITH THE BENEFIT OF GENEROUS ESTABLISHED GARDENS WITH GARAGING AND PARKING TO THE REAR. POSITIONED WITHIN A QUIET CUL-DE-SAC OFF HISTON ROAD.

- 863 sqft / 80 sqm
- Semi-detached house built in 1968
- Plot size - approx 0.06 acres
- Double-glazed windows
- No onward chain
- 3 bedrooms, 2 reception, 1 bathroom/WC
- Immaculately presented accommodation
- Garage and parking to rear of property
- Gas-fired heating to radiators
- EPC – C / 70

2 Brierley Walk occupies a corner position within this quiet cul-de-sac offering a pleasant sense of space and openness in green and established surroundings.

The property is set back from the road behind a generous frontage with side access to an enclosed rear garden with a detached garage and a parking area beyond.

This semi-detached house has been well-maintained and cared for by the current owner providing immaculately presented and open accommodation with a high degree of natural light. The property would appeal to a small family and young professionals looking for their first home.

The accommodation comprises a useful entrance lobby to store coats, footwear and provide additional storage. The lobby opens into an expansive open plan living/dining space, which provides views to front and rear gardens and access to a patio area. A well-equipped kitchen with ample storage solutions and integrated appliances, completes the ground floor level.

Upstairs, a spacious landing area provides more storage space and leads to a bathroom suite, a separate WC and three bright and airy bedrooms.

Outside, established and colourful gardens surround the property to three sides. The front garden offers space for additional parking, the side offers useful storage space, and the rear garden has a patio area and lawn. There is rear pedestrian access to a detached garage and a parking area.

Agent's Note

Steel frame construction

Garage is in poor condition with cracking to the side elevation

Location

Brierley Walk is situated on the north side of Cambridge just 2 miles from the historic city centre, with its attractive combination of ancient and modern buildings, winding lanes, colleges, extensive shopping and cultural facilities.

A good range of local shops and amenities are available in nearby Histon Road and Milton Road, together with schools catering for all ages including the highly rated Mayfield Primary School and Chesterton Community College, a secondary school, which is highly reputable and rated as 'outstanding' by Ofsted.

The internationally renowned Cambridge Science Park is situated about 1.5 miles to the north east and a further half a mile beyond is Milton Country Park, a 95 acre site of natural habitat with delightful walks, large open spaces, play area, visitors centre and cafe.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City 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

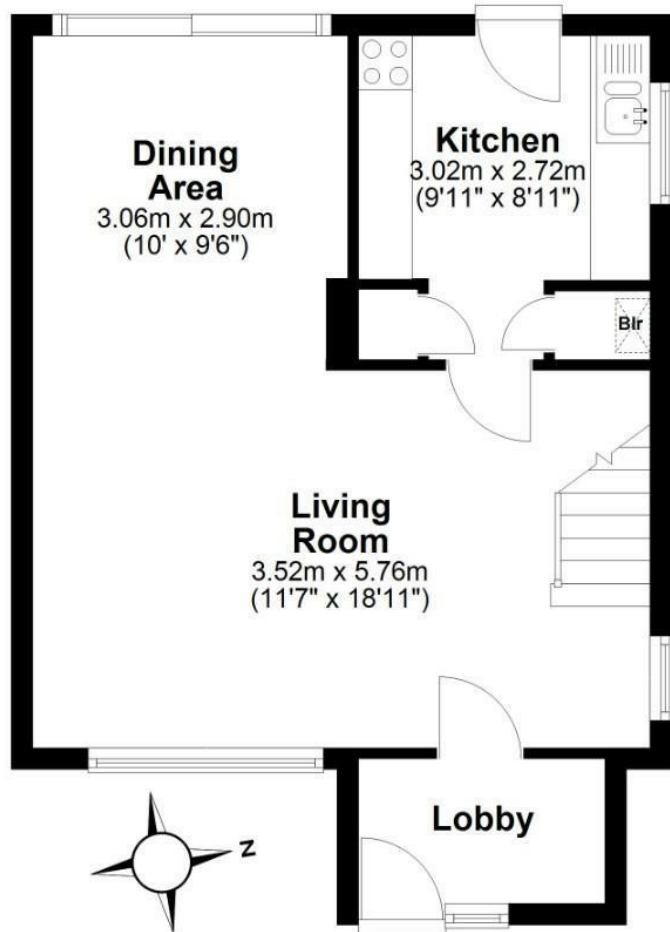
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





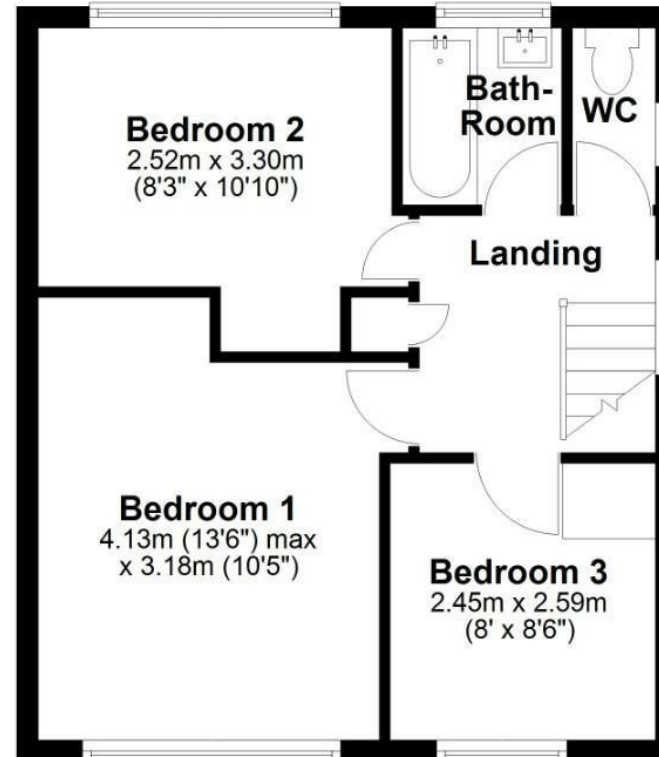
Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Current: 70
Potential: 83



