



2 Abbots Close, Cambridge, CB4 2SY
Guide Price £365,000 Freehold



rah.co.uk
01223 323130

A VERY WELL-PRESENTED, SEMI-DETACHED HOUSE OFFERING UPDATED, BRIGHT AND AIRY ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS, CONVENIENTLY SITUATED ON A NO-THROUGH ROAD A SHORT DISTANCE TO THE NORTH OF THE CITY CENTRE.

- 58 sqm / 625sqft
- 2 double bedrooms, stylish family bathroom
- Separate, well-appointed kitchen
- Garage and driveway
- Recently installed double glazing
- 1970's semi-detached house
- Bright living/dining room
- Front and rear gardens
- Plot size - approx 0.05 acres
- Gas central heating to radiators

This well-presented semi-detached house was constructed in the 1970s and occupies a very convenient location to the north of the city centre, within around 12 minutes cycle from both the city centre and Cambridge North railway station. The property offers light-filled accommodation, which is presented in very good order, having been updated in recent years.

A sheltered porch opens into the entrance hallway, which has stairs to the first floor with storage under and quality wood-effect flooring, which continues throughout the ground floor. Benefitting from a dual aspect, the stylishly refitted kitchen has a range of white units with wooden worktops and tiled splashbacks, space for a fridge/freezer, a cupboard housing the boiler and integrated appliances including an electric oven with a gas hob and an extractor hood over, a washing machine and a dishwasher. The sizable living/dining room has almost wall-to-wall glazing courtesy of French doors and sidelights providing views of and access to the rear garden.

On the first floor, the landing has a hatch providing access to the loft space. There are two bedrooms, both of which are double in size, with the master bedroom containing fitted wardrobes and bedroom 2 including an airing cupboard. Mainly tiled, the bathroom is fitted with a three-piece suite including a panelled bath with a mains shower over, combined wash basin and WC with a vanity unit and a heated towel rail.

Outside, there is a lawned garden to the front of the property and a pedestrian gate to the side providing access to the rear garden. The rear garden is mainly laid to lawn, with a patio area and timber fencing. There is a garage at the rear with driveway parking in front, which is accessed via Albemarle Way.

Location

Abbots Close is a no-through road which is located off Arbury Road, situated about 1.8 miles north of the city centre. The Cambridge Science Park is less than 1.5 miles away, as is Cambridge North railway station, which has services into London King's Cross. Local shopping facilities are available on Milton Road and Arbury Court and there is good schooling close by.

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

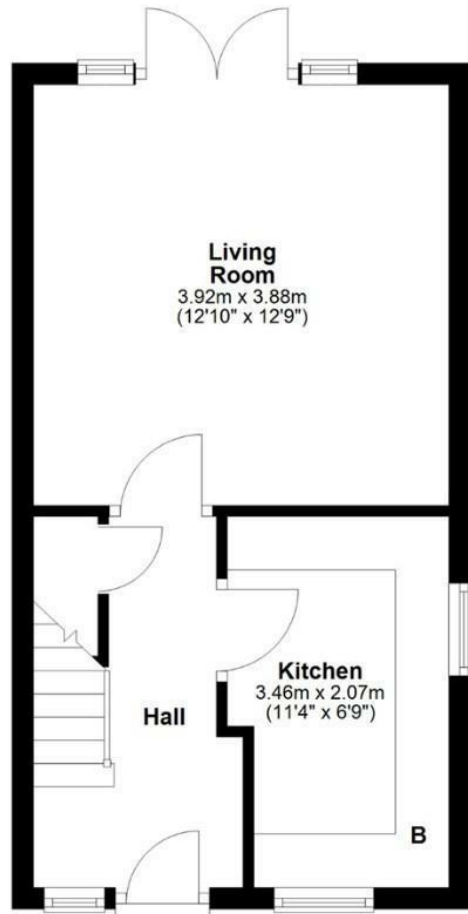
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

Viewing

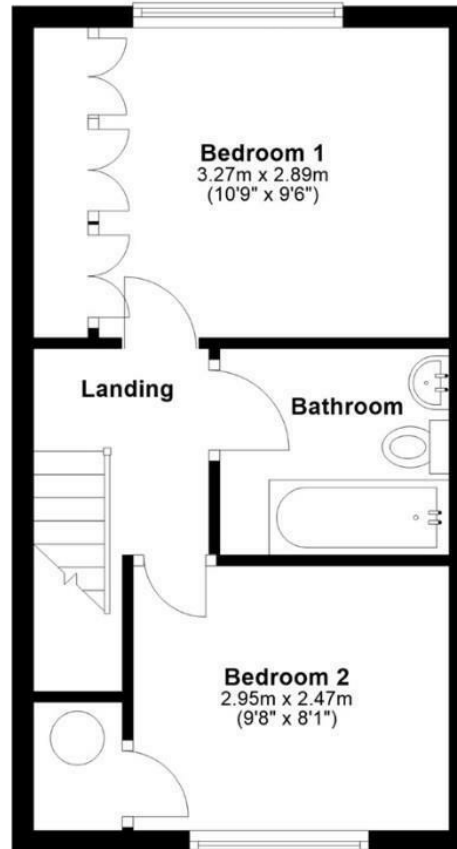
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



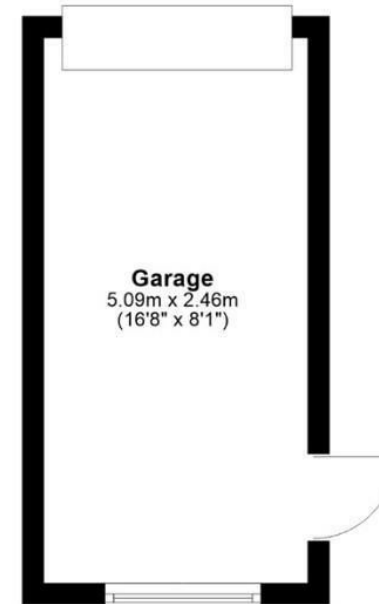
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 58 sqm (625 sqft) excluding Garage

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	73	80
EU Directive 2002/91/EC		

