



22 Brunswick Terrace, Cambridge, CB5 8DG
Guide Price £611,125 Freehold

**REDMAYNE
ARNOLD
& HARRIS**

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A 1970'S TERRACED HOUSE WITH PV SOLAR PANELS, A GARAGE AND PRIVATE PARKING TO THE REAR, PEACEFULLY SITUATED JUST OFF MAIDS CAUSEWAY AND A STONE'S THROW FROM MIDSUMMER COMMON.

- Quiet, near central City location in The Kite area
- Garage and private parking at the rear
- Private east-facing garden
- Well-proportioned accommodation of 940 sqft / 87 sqm
- Within striking distance of Midsummer Common and the river
- PV solar panels generating annual income

This established 3 bedroom terraced house dates back to 1979 and enjoys a quiet, near central city position in the ever popular Kite area. The house offers around 940 sqft / 87 sqm of accommodation, as well as the benefit of a small workshop and a garage located in a nearby block.

The accommodation briefly comprises a generous open-plan living / dining room with built-in storage and 2 sets of double doors leading to the private rear garden. The kitchen has been fitted with a range of base and eye-level units and has space / plumbing for various appliances. Finally, there is an entrance hall with space for coats and footwear, coupled with access to a cloakroom W.C.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles and all include built-in wardrobes. There is a shower room which has been fitted with a white suite. The landing provides access to a partially boarded loft with a pull-down ladder.

Outside the front of the property is set back behind a shallow front garden with a low brick wall and there is a pathway to the front door. Outside the east-facing rear garden has been predominantly paved for ease of maintenance and partially bordered with a variety of shrubs and trees. There is a brick built workshop at the foot of the garden and secure gated access to a private parking area and the single en-bloc garage.

Location

Brunswick Terrace enjoys a splendid location being both quiet and secluded, lying just off Maids Causeway and within striking distance of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as Jesus Green and The River Cam.

The property is within walking distance of an excellent range of local shopping facilities in Burleigh Street, The Grafton Centre and The Grand Arcade. Market Square can be reached by foot in just over 10 minutes

Agents Note:

We understand from our vendor that the property has PV solar panels which generate around £1000 income per annum.

Services

All mains services connected

Statutory Authorities

Cambridge City Council
Council Tax Band - E

Fixtures and Fittings

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

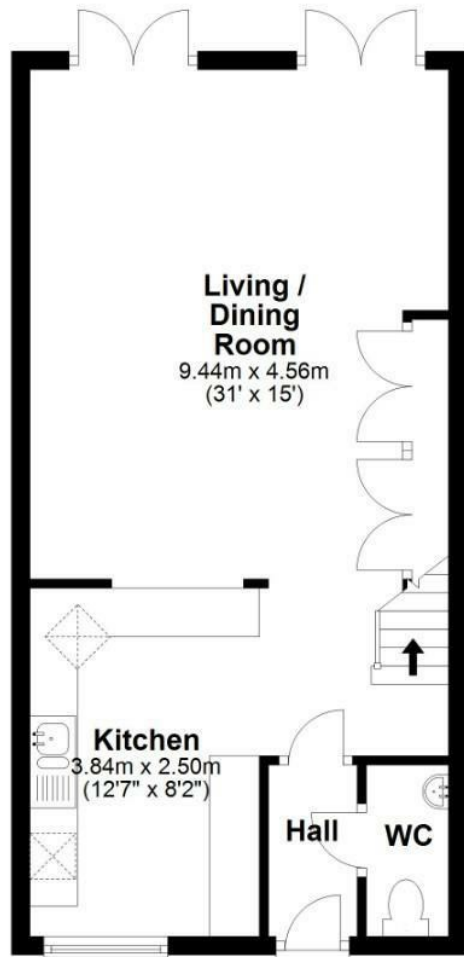
Viewing

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



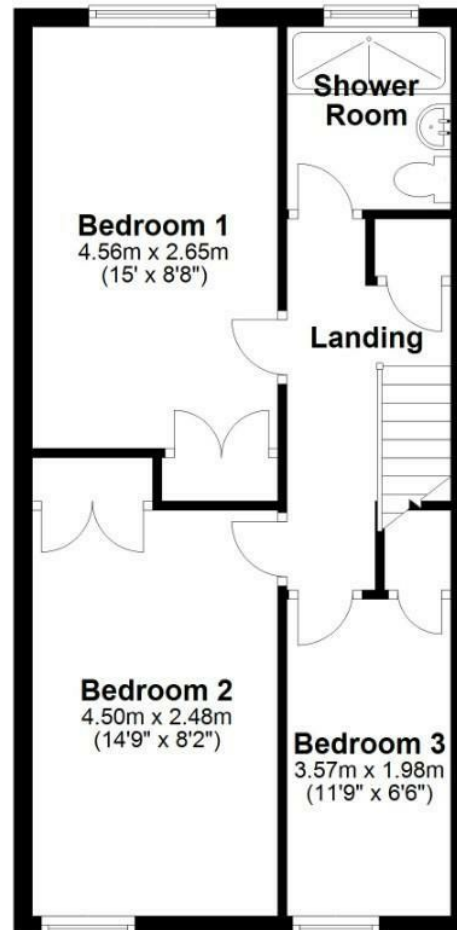
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



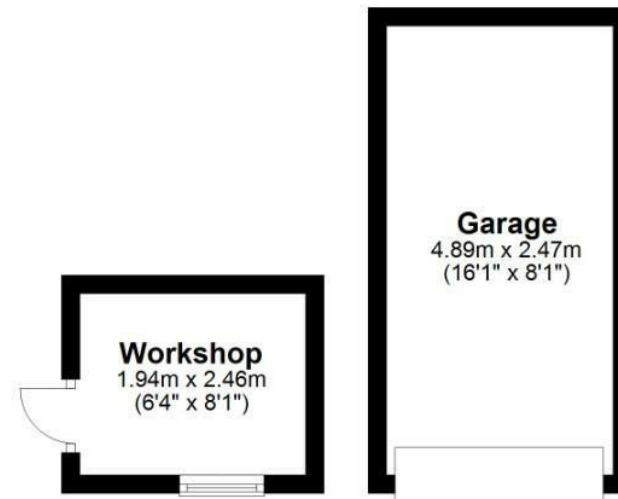
First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 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	92	95
(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	

