



Ashbury Terrace, Ashbury Close, Cambridge, CB1 3RW
Guide Price £580,000 Freehold



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A BEAUTIFULLY PRESENTED HOME WITH DRIVEWAY PARKING, A WEST-FACING GARDEN, AND APPROVED PLANNING PERMISSION FOR A LOFT EXTENSION, SET IN A PLEASANT CUL-DE-SAC AND FOR SALE WITH NO CHAIN.

- 924 sqft / 86 sqm
- 3 bed, 1 recep, 2.5 bath
- Driveway parking
- EPC – C / 80
- No chain
- End-of-terraced house
- Plot size - 0.04 acres
- Gas-fired heating to radiators
- Council tax band – D

This modern end-of-terraced house is one of three individually designed homes built in 2012 on the west side of Ashbury Close, a short walk from Coleridge Recreation Ground and a six minute cycle ride from Cambridge Station. The property has been carefully designed with open-plan modern living in mind, and has a ground floor bedroom, offering versatility to suit individual purchaser's needs.

The accommodation briefly comprises an entrance hall with space for coats and footwear, a useful store cupboard and access to a cloakroom W.C. Of particular note is the light and airy kitchen/dining/living room, which benefits from a westerly aspect, two skylights, floor-to-ceiling windows and a sliding door, which opens onto a private rear garden. The kitchen itself has been fitted with a modern range of units and includes various integrated appliances. There is a peninsula separating the living space with a breakfast bar. Bedroom 3 is located on the ground floor and currently serves as a study.

Upstairs are two good sized bedrooms; the principal bedroom including built-in wardrobes and an ensuite shower room. The second bathroom has been fitted with a modern white suite, including a shower over the bath and is complemented by attractive tiling. The landing provides access to the loft and an airing cupboard housing a hot water cylinder.

Outside, at the front of the property is a paved driveway with parking for two vehicles. There is an ease-of-maintenance front garden and a side passageway leading to the entrance and back garden. The west-facing garden measures 21ft (6.58m) x 18ft (5.72m) and has a paved terrace, well suited to alfresco dining, a bin store, and sheltered storage area. The remainder is laid to lawn and the whole garden is enclosed by fencing.

Agent's Note

The owner has acquired planning permission for a rear roof extension including a rear dormer and the installation of two rooflights to the front elevation and a window to side elevation. REF: 24/04003/HFUL. Further details can be accessed via Greater Cambridge Planning Portal.

Location

Ashbury Terrace is conveniently situated just off Coleridge Road and is well-placed for both Cambridge Station and Addenbrooke's Hospital. There is plenty of local shopping and amenities on nearby Mill Road and Cherry Hinton Road including the Cambridge Leisure Park with cinema complex, bowling, restaurants, bars and popular entertainment venue, The Junction.

Schooling is available at Ridgfield Primary School with secondary provision at Coleridge Community College both of which are Ofsted rated as 'Good'.

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.

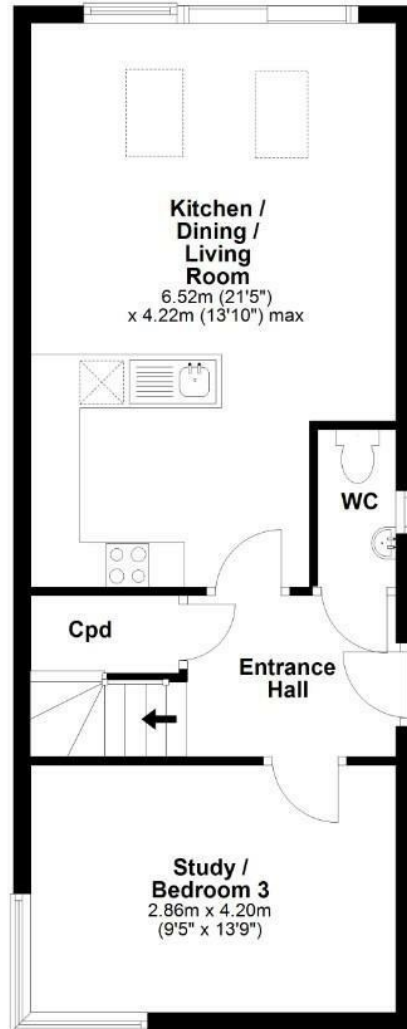
Viewing

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



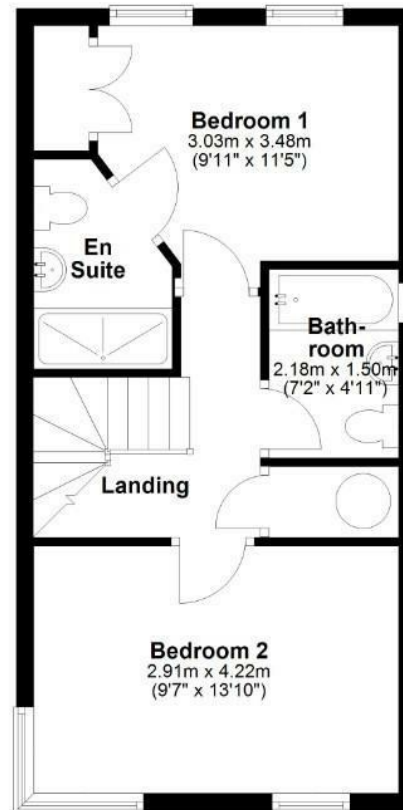
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 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
(81-91) B	80	
(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

