

21 Stanesfield Road, Cambridge, CB5 8NH

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARACTERFUL AND WELL-PRESENTED, 3-BEDROOM, MID-TERRACE HOUSE, OFFERING PRACTICAL AND SPACIOUS ACCOMMODATION INCLUDING A GARDEN STUDIO, CONVENIENTLY LOCATED A SHORT DISTANCE TO THE EAST OF THE CITY CENTRE.

- 3-bedroom, mid-terrace house
- 925 sqft / 86 sqm
- Garden studio/office
- Separate kitchen
- Off-road parking
- Spacious, well-appointed accommodation
- Period features
- Dual aspect living/dining room
- Plot size - approx 0.05 acres
- Gas-fired heating to radiators, double glazing

This spacious, mid-terrace house has been sympathetically upgraded and modernised by our clients, who are just the second owners. It offers spacious and practical accommodation with a good amount of light and period features including panelled doors, picture rails and wooden floorboards. The property enjoys an open aspect to the front with a clear line of sight down the road and is conveniently positioned for access to a variety of nearby amenities.

On the ground floor, the entrance hall has stairs to the first floor and leads to the living/dining room, which features a bay window to the front aspect, fitted storage and a window overlooking the rear garden. The kitchen is charming and traditional in style, with a tiled floor, fitted base and wall units, fitted shelves, pantry and broom cupboards, spaces for a fridge/freezer and a cooker, and a part-glazed door to the rear garden.

On the first floor, there are three bedrooms, two of which are comfortable doubles in size. The family bathroom is fitted with a 3-piece suite including a panelled bath with a shower attachment, wash basin and a WC. The landing has a cupboard housing the combination boiler and a hatch to the loft space.

Outside, the property is set back at the front behind a boundary hedgerow, a small lawn area and a gravelled driveway, providing off-road parking for one vehicle. Gated side access leads to the rear garden, which is mainly laid to lawn, with a central path, a rear seating area and established boundary hedgerows. There is a brick utility outbuilding, which has power and water connected, and a separate WC. The property further benefits from a modern, timber-clad garden studio/office, which is discreetly located at the back of the garden.

Location
The Abbey area of the city is a very convenient and thriving place to live, with major retail parks, supermarkets and leisure facilities within walking distance on Newmarket Road. It is under 2 miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common. The Abbey public swimming pool, gym and leisure centre is a stone's throw from the property, being located just off Whitehill Road, with Coldham's Common beyond.

There is primary schooling at The Galfrid School, which feeds into Coleridge Community College, both of which are part of The Cambridge Academic Partnership.

It is equally convenient to get out of town, with a pleasant walk or cycle of about a mile leading to Fen Ditton with its traditional and riverside pubs and Junction 34 of the A14 within 2 miles.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

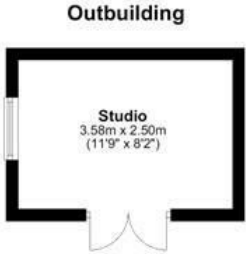
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

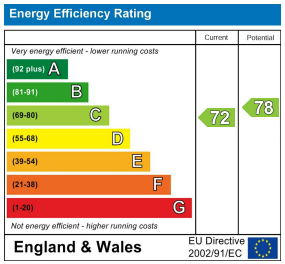








Approx. gross internal floor area 86 sqm (925 sqft) excluding Studio



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.











