



36 Redfern Close, Cambridge, CB4 2DU  
Guide Price £550,000 Freehold



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**AN INDIVIDUAL, DETACHED, FAMILY HOME OFFERING SPACIOUS ACCOMMODATION INCLUDING 3 DOUBLE BEDROOMS AND PROVIDING SCOPE FOR EXPANSION (STPP). THE PROPERTY OCCUPIES A GENEROUS PLOT IN A SOUGHT-AFTER CUL-DE-SAC TO THE NORTH OF THE CITY CENTRE AND IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- 1950's detached residence
- 3 double bedrooms, family bathroom
- Generous front and rear gardens
- Driveway and integral garage
- Gas-fired heating to radiators
- 104 sqm / 1125 sqft
- Dual aspect living/dining room
- Plot size 0.09 acres
- Scope for expansion (STPP)
- No onward chain

36 Redfern Close is a spacious, well-arranged detached home, which benefits from a wealth of light throughout. It requires sympathetic modernisation throughout and occupies a generous plot, providing tremendous scope for expansion, subject to the necessary consents. It is positioned opposite an attractive and sizeable green with trees offering a sense of space as well as a safe and pleasant play area for children.

The ground floor comprises an entrance hall with a cloaks cupboard, stairs to the first floor and access to a WC, living/dining room with a dual aspect and a kitchen/breakfast room.

On the first floor, the spacious landing has a window to the side aspect and a hatch to the loft space. There are three good-sized double bedrooms, two of which include built-in storage. The family bathroom has a panelled bath with a shower attachment, pedestal wash basin and a large cupboard, which houses the combination boiler. Next to the bathroom, there is a separate WC.

At the front, the property is set back from the road behind a low-level boundary wall, lawned garden and paved driveway, which provides parking for at least two vehicles and leads to the integral garage with an up-and-over door. Gated side access leads to the mature rear garden, which is a good-size and offers a good degree of privacy. It benefits from a southeasterly aspect and is predominantly laid to lawn, with a patio area, a variety of trees, well-planted shrub borders and a timber summer house, which requires some repairs.

#### **Location**

Redfern Close is a pleasant no-through, circular cul-de-sac comprising a mixture of uniform and more individual 1950's properties. This particular property is situated at the top end of the close, where properties are positioned around an attractive and sizeable green offering a safe and pleasant play area for children.

It is situated off Brimley Road, which, in turn, is off Carlton Way, in the suburb of Arbury. The area lies 1.5 miles North of Cambridge city centre and about 1.5 miles southwest of Cambridge Science Park. There are a good range of local shopping facilities in the immediate area and both primary and secondary schooling, including the sought-after Chesterton Community College.

#### **Tenure**

Freehold

#### **Services**

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

#### **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.

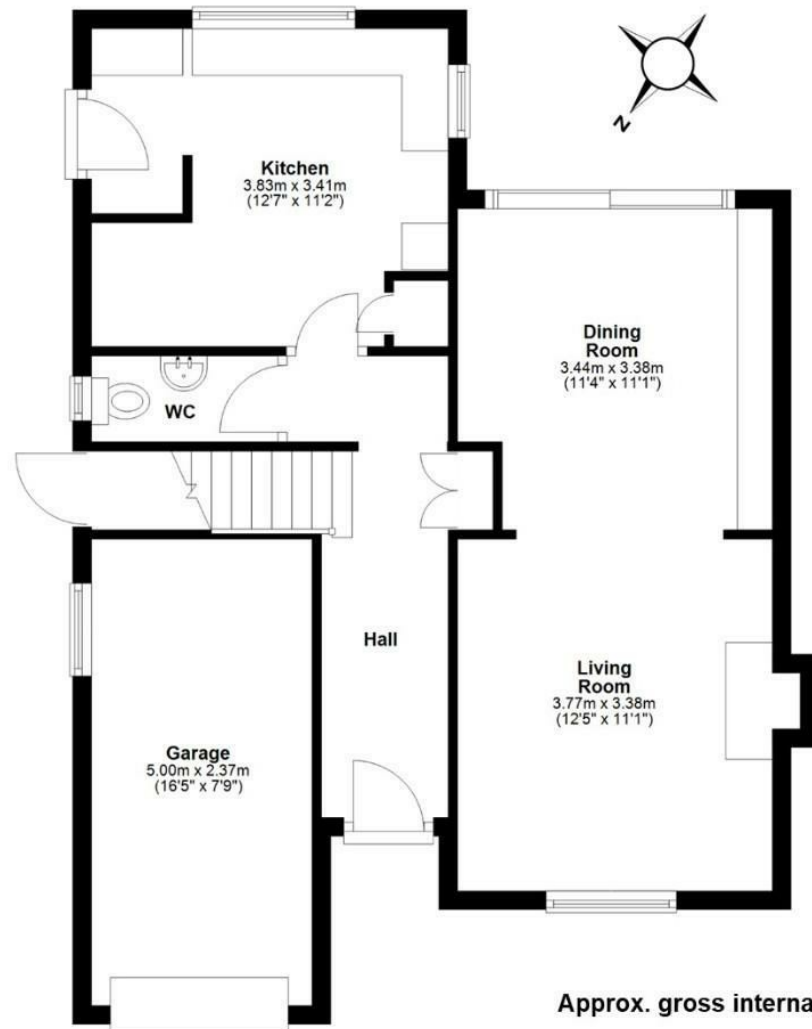




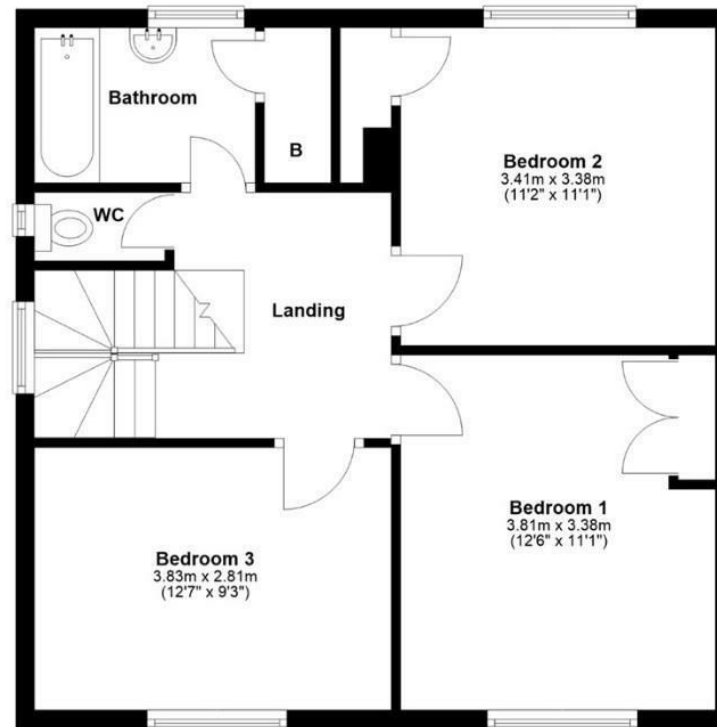




## Ground Floor



## First Floor



Approx. gross internal floor area 104 sqm (1125 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                                   | 68                      | 74        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.







