



26 Blackthorn Close, Cambridge, CB4 1FZ
Guide Price £350,000 Freehold



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01223 323130

A SPACIOUS AND WELL-PRESENTED TWO-BEDROOM TERRACED PROPERTY, WELL POSITIONED FOR ACCESS TO THE CITY, SCIENCE PARK AND CAMBRIDGE NORTH STATION AVAILABLE WITH NO ONWARD CHAIN.

- 675 sqft / 62 sqm
- 2 double bedrooms, 1 bathroom, 1 reception room
- Plot size - approx 0.04 acres
- Gas-fired heating to radiators
- Convenient location for Science Park and Cambridge North Station
- End of terrace property
- Built in 1993
- Driveway parking for 2 cars
- EPC - C / 73
- No chain

26 Blackthorn Close occupies a pleasant corner plot position on this no-through road and offers spacious accommodation of 675 sqft, with scope for further expansion including into the large attic space (STPP).

The accommodation comprises of a porch opening to a large, dual aspect living room with stairs leading to the first floor accommodation, which in turn leads through to the kitchen/dining room. The kitchen is fitted with a range of modern base and eye-level units, a stainless steel sink with mixer taps, a freestanding oven and hob, with space for white goods. French doors with side lights, lead out to the garden.

The first floor comprises of two good-sized double bedrooms and a family bathroom with a shower over the bath.

Outside, there is a good-sized rear garden fully enclosed by close-boarded fencing and is mostly laid to lawn with gated side access and driveway parking for two vehicles. An integrated store room built next to the porch provided secure storage for bikes and garden tools etc.

Location

The Milton Road area is very popular for those looking to be within easy reach of the city centre and north-city facilities. It has its own excellent local shopping area including a Co-op supermarket with two large Tesco superstores nearby, off Newmarket Road or in Milton village.

The Cambridge Science Park is less than 1.5 miles away as is Cambridge North train station, which has services into London King's Cross. The river is about a mile's walk through old Chesterton with the neighbouring open spaces of Stourbridge and Midsummer Commons. There are also regular bus services to the centre of Cambridge and Ely.

Nearby primary schools include The Grove and Milton Road and the Ofsted 'outstanding' Chesterton Community College for 11-16 year olds is less than 1.5 miles away.

Tenure

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

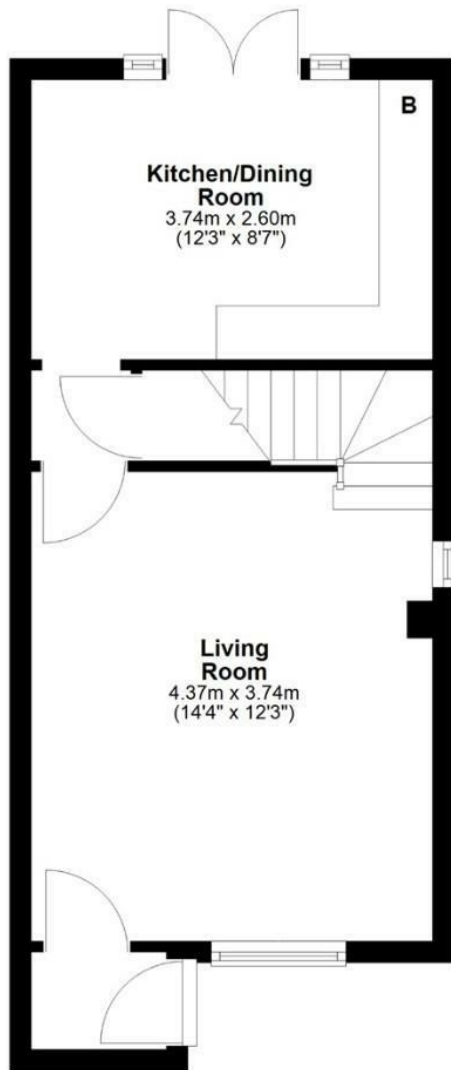
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

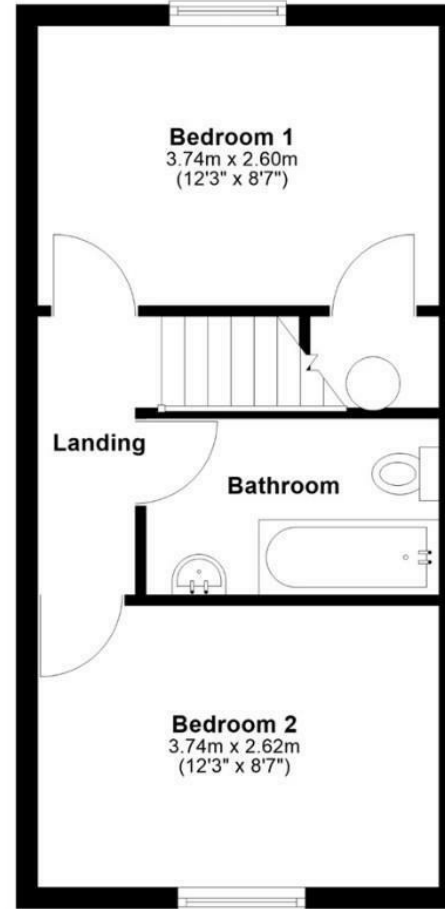
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 62 sqm (675 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(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	

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.

