



1 Cameron Road, Cambridge, CB4 2LY  
Guide Price £395,000 Freehold



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**AN EXCEPTIONAL, BEAUTIFULLY PRESENTED, BRAND NEW TWO-BEDROOM END OF TERRACE PROPERTY OFFERING MODERN LIVING ACROSS A THOUGHTFULLY DESIGNED LAYOUT. READY FOR OCCUPATION.**

- Brand new private development
- 10 year Advantage warranty
- High specification home
- South facing garden
- EPC - B / 84
- 786.8 sqft / 73.1 sqm
- Mechanical ventilation heat recovery system
- Ready to move in
- Designed for modern living
- Air source heat pump, underfloor heating to ground floor, radiators to first floor

The property forms part of this exciting new development of just nine stunning, high-quality contemporary homes, built using stylish architecture and carefully chosen materials to create well-thought-out, comfortable accommodation set across two floors.

To the front of the property is a porch leading to the front door, with a feature cedar clad built-in bike/bin store. A welcoming entrance hall leads into the spacious open-plan kitchen/dining and living area, which benefits from double aspect windows, leaving the space flooded with natural light. The contemporary kitchen has been carefully designed and finished to an exemplary standard, with Quartz worktops, 1.5 bowl sink with mixer tap, a range of base and eye-level cabinetry, integrated appliances to include oven, induction hob with overhead extractor, dishwasher, fridge and freezer. The room also boasts large sliding doors leading out to the private walled rear garden. A useful utility/cloakroom off the entrance hall, offers a continuation of the kitchen, with further storage and space for a washer-dryer, along with a WC.

The first-floor accommodation comprises a landing, with doors leading to two large double bedrooms, both with integrated wardrobes and sliding mirrored doors. The principal bedroom measures 18'4" x 10'4" with double aspect windows, and a floor to ceiling glazed unit. There is also a well-fitted contemporary bathroom.

Outside, the rear walled garden is mostly laid to lawn, with a porcelain patio area.

**Location**

Cameron Road is just off Northfield Avenue, which sits in a popular residential pocket of Cambridge, about 1.5 miles north from the city centre. With easy access to shops, cafés, green spaces and transport links, it's a well-connected location that balances everyday convenience with a quieter setting. It is well placed for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available in the immediate area, as well as on Milton Road. A doctor's surgery and good schooling is close by.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - TBC

**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.





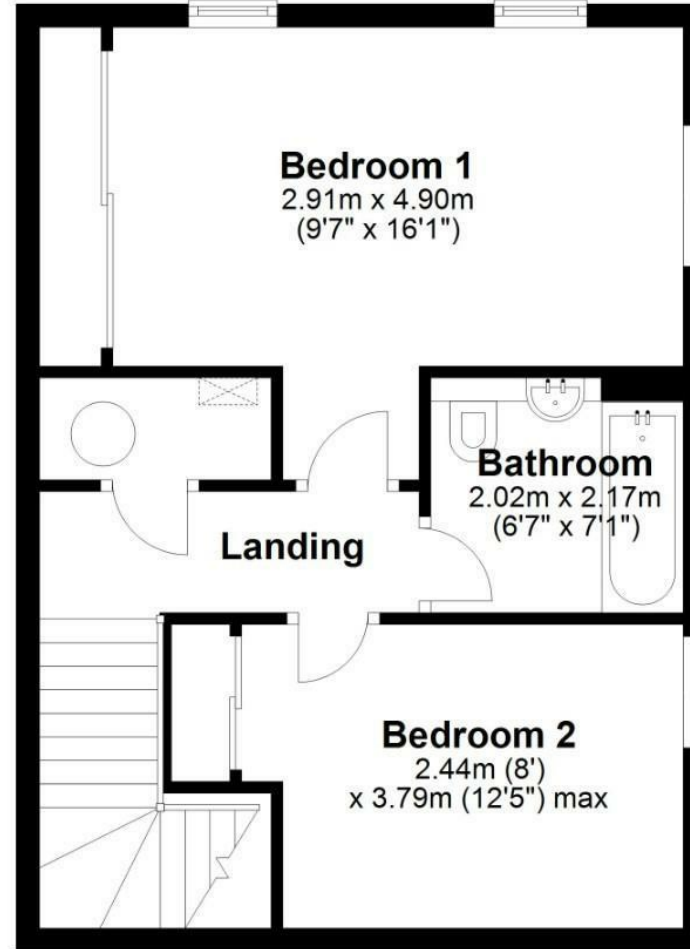
## Ground Floor

Approx. 33.3 sq. metres (358.2 sq. feet)  
(excluding Cycle Store)



## First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)  
(excluding unnamed room, unnamed room)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



