



23 Warren Road, Cambridge, CB4 1LL
Guide Price £575,000 Freehold



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A WELL-MAINTAINED, 1930'S, 3-BEDROOM FAMILY HOME, OFFERING COMFORTABLE ACCOMMODATION AND A GENEROUS REAR GARDEN BACKING ONTO ALLOTMENTS, IN A QUIET AND CONVENIENT NORTH CITY LOCATION. NO ONWARD CHAIN.

- 1930's, 3-bedroom family home
- Comfortable living space & kitchen/breakfast room
- Refitted 4-pc bathroom
- Gas-fired heating to radiators
- No chain
- 1000 sqft / 93 sqm
- Scope for expansion (STPP)
- Plot size - approx 0.09 acres
- Driveway for 3+ vehicles
- Southwesterly rear garden backing onto allotments

This charming three bedroom family home has been very well-maintained over the years and provides comfortable, practical accommodation, which is arranged over two floors. Whilst the property is perfectly serviceable as it stands, it would now benefit from some modernisation, giving purchasers the opportunity to update and personalise the house to their own requirements, subject to the relevant consents.

The ground floor accommodation includes an entrance porch opening into an entrance hall, which has stairs to the first floor with storage under and access to a cloakroom with WC. Benefitting from a dual aspect, the open plan living/dining room has a bay window to the front and a sliding door providing views of and access to the rear garden. The galley kitchen/breakfast room also has a sliding door to the rear garden and includes a range of fitted units and spaces for appliances.

On the first floor, there are three bedrooms, two of which are double in size, with fitted wardrobes. Stylishly refitted, the comfortable family bathroom is extensively tiled and has a four-piece suite comprising a panelled bath, a walk-in shower, a pedestal wash basin, a WC and a heated towel rail.

Outside, the property benefits from a paved driveway to the front providing off-road parking for up to three vehicles. A wide side gate leads to the garage, which has power connected. The delightful rear garden enjoys a southwesterly aspect and measures around 92ft in length. It is predominantly laid to lawn, with a patio seating area, shrub borders, rockery, summer house and a timber shed.

Location

Warren Road is situated in Cambridge, offering convenient access to the city's wide range of amenities, schools, employment centres and transport links. The location is well placed for day-to-day facilities, with the city centre and many of Cambridge's cultural, educational and recreational amenities accessible by bicycle, public transport or car. The location is particularly convenient for access to Cambridge North railway station and the Science Park, which are both located only 1 mile away.

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

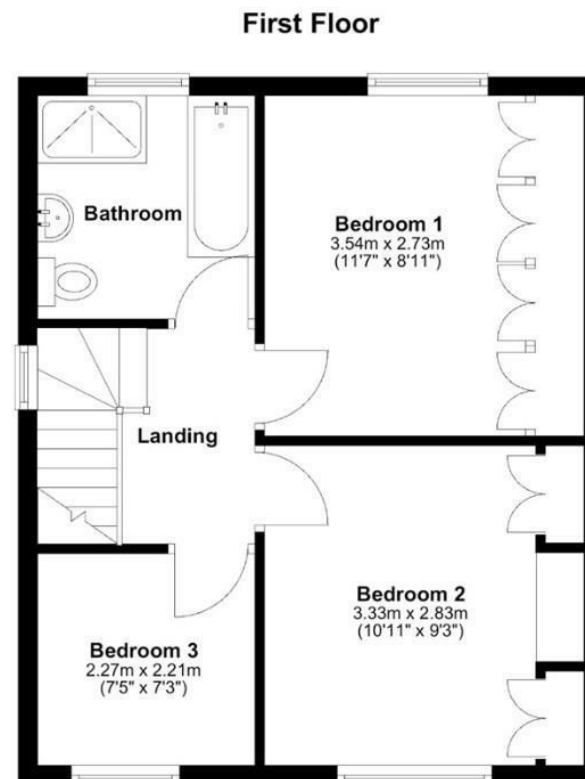
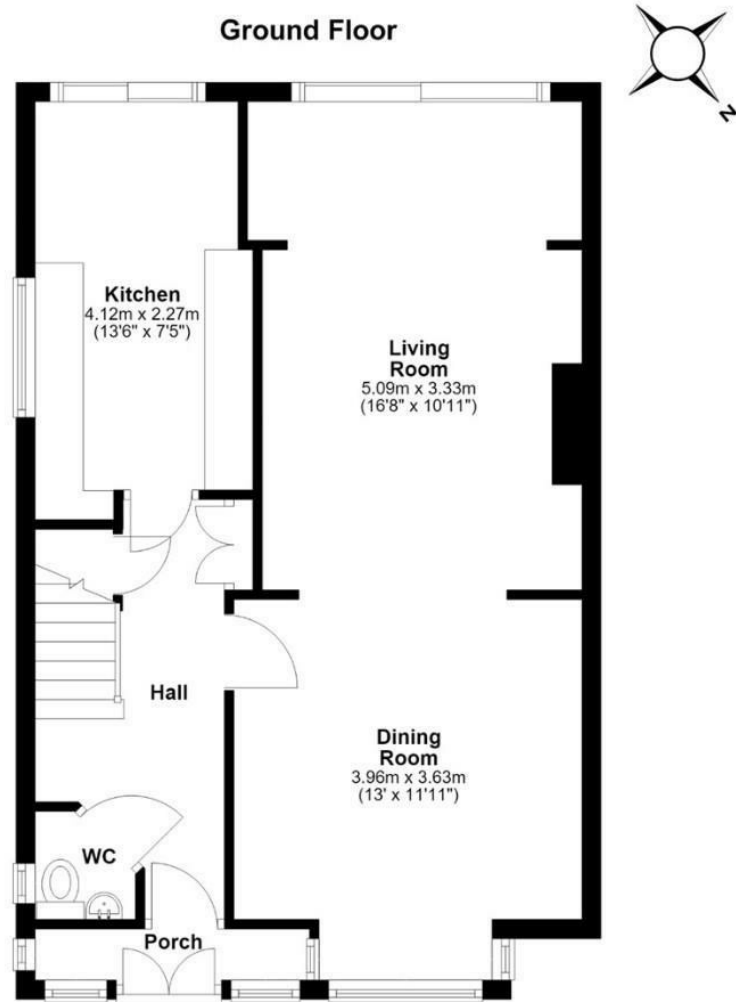
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 93 sqm (1000 sqft)

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



