41 Apthorpe Way, Cambridge, CB4 2NJ

Guide Price £375,000 Freehold

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A WELL-PRESENTED AND SPACIOUS, 3-BEDROOM FAMILY HOME WITH FRONT AND REAR GARDENS OCCUPYING A CONVENIENT, TRAFFIC-FREE LOCATION CLOSE TO THE SCIENCE PARK AND CAMBRIDGE NORTH RAILWAY STATION.

- 1960’s, mid-terrace house
- Living room, dining room, modern kitchen
- Southeasterly rear garden
- Gas-fired heating to radiators
- Garage & communal parking
- 3 good-sized bedrooms
- Family bathroom and separate WC
- Double glazing
- Plot size of 0.04 acres
- EPC - C / 75

This practical family home is presented in good order throughout and is very well-located for access to Cambridge North railway station, the Science Park and city centre. It is favourably positioned in a traffic-free setting at the end of a cul-de-sac, with front and rear gardens.

On the ground floor, the spacious entrance hall has wooden flooring, stairs to the first floor with storage under, and access to the living room, which has a large window to the front aspect. With a black tiled floor, the kitchen has a range of white, high gloss units with ample worksurfaces and red splashbacks, an inset circular stainless-steel sink, space for a fridge/freezer, space for a cooker with an extractor hood over, plumbing for a washing machine and slimline dishwasher, and a storage cupboard.

On the first floor, there are three bedrooms, two of which are generous doubles in size. The stylish family bathroom has a P-shape bath with a mains shower over, a vanity wash basin unit and a heated towel rail. There is a separate WC with a wash basin.

Outside, there is a lawned garden to the front with a path to the front door and tall boundary hedgerows, providing good privacy. There is a lane to the rear of the property, which provides vehicular access to the garage. The rear garden enjoys a southeasterly aspect and is mainly laid to lawn, with a patio area, well-planted shrub borders and two timber sheds.

Agent's Note
A the roofs in this estate are constructed of copper.

Location
Apthorpe Way is a leafy cul-de-sac with central green which is positioned off Woodhouse Way, which, in turn, is located off Campkin Road. It is around 1.9 miles north of the city centre, very conveniently positioned for access to Cambridge Science Park, Cambridge North railway station and the A14. Local shopping facilities are available at nearby Arbury Court as well as Campkin Road. A doctor's surgery and good schooling are close by.

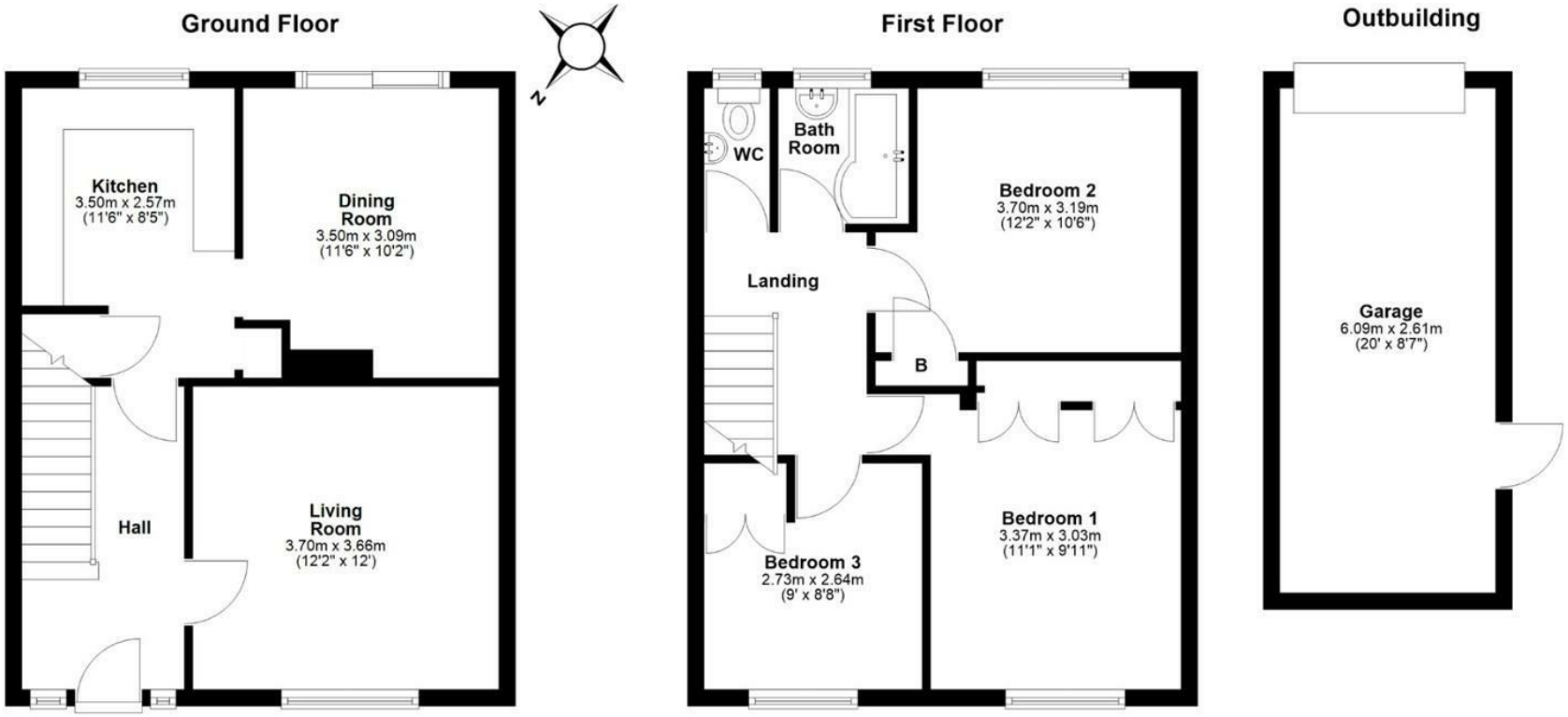
Tenure
Freehold

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

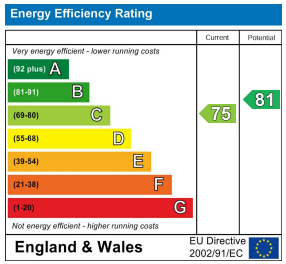
Statutory Authorities
Cambridge City Council.
Council Tax Band - C

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 84 sqm (900 sqft) excluding Garage



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.