



53 Cliveden Close, Cambridge, CB4 3LX
Offers Over £450,000 Freehold



rah.co.uk
01223 323130

**A RENOVATED AND INCREDIBLY WELL-POSITIONED HOME OF 975 SQM / 90 SQM,
SITUATED IN A PLEASANT CUL-DE-SAC JUST OFF HISTON ROAD AND AVAILABLE
WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- 975 sqft / 90 sqm
- 3 bed, 1 recep, 2.5 bath
- Built in 1966
- Plot size - 0.04
- Council tax band – C
- Mid-terraced house
- Private driveway
- Gas-fired heating to radiators
- EPC – C / 71

This smart three bedroom mid-terraced house dates from the mid-1960s and has been subject to a complete renovation over the last 12 months. Aside from new flooring, kitchen and bathrooms, the house has been re-plastered and rewired, has a brand new boiler and radiators throughout.

The property has been thoughtfully designed with open-plan, modern living in mind and offers an impressive kitchen/living/dining room area, benefitting from a dual aspect and plenty of natural light. The kitchen itself has been fitted with a contemporary range of base and eye-level units and includes a breakfast bar. There are a number of integrated and freestanding appliances, all of which are included within the sale. The garage has been converted into a utility room with additional fitted units and access to a refitted cloakroom W.C. Newly fitted garage doors open onto a driveway.

Upstairs are three good-sized bedrooms, the principal bedroom including a refitted ensuite shower room, complemented by attractive tiling. There is a large landing providing loft access and completing the accommodation is a refitted bathroom with a heated towel rail, and a stylish oval wash hand basin with oak plinth and custom-made storage below.

Outside, the front of the property is set back behind a well-manicured lawned garden and driveway providing off road parking for up to two vehicles. The rear garden measures 38ft (11.5m) x 18ft (5.48m) and offers a good degree of privacy. There is a paved terrace and the remainder is laid to lawn, the whole is enclosed by fencing.

Location

Cliveden Close is a quiet road situated just off Tavistock Road approximately 1.5 miles from the city centre enjoying a range of local amenities nearby including local shops, pharmacy and petrol station. There is also a regular bus service on Histon Road and main road links include the A14 (linking to the A11/M11) just 1 mile away.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

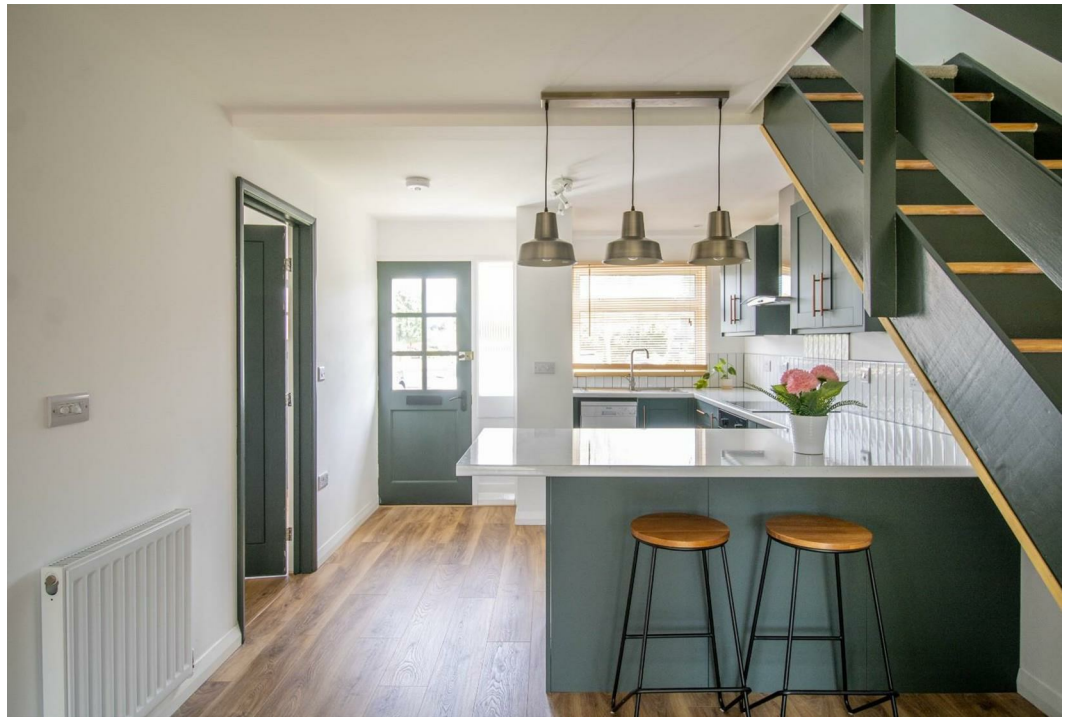
Council Tax Band - C

Fixtures and Fittings

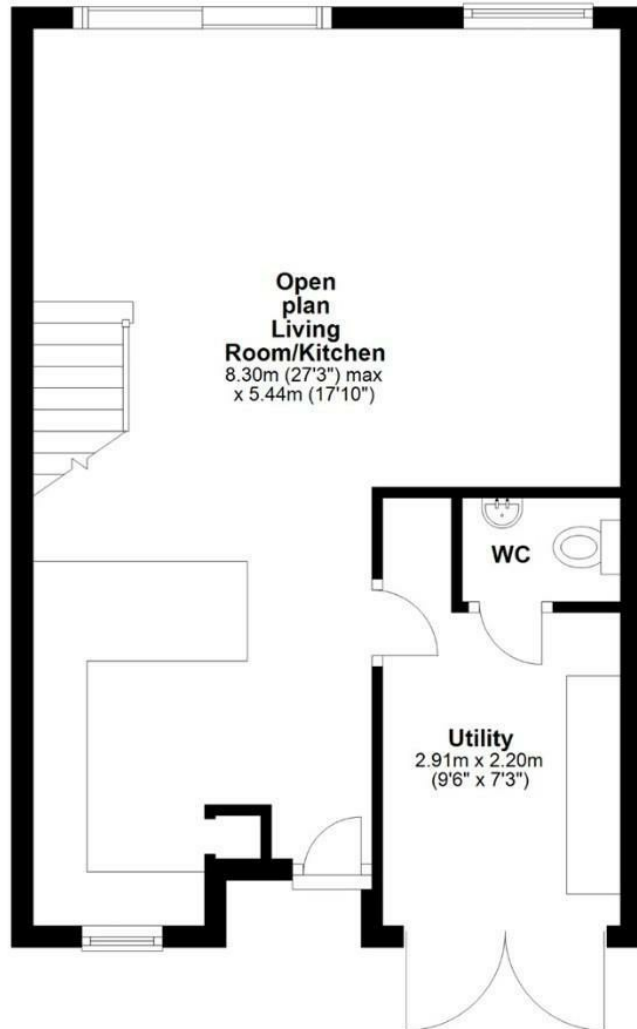
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

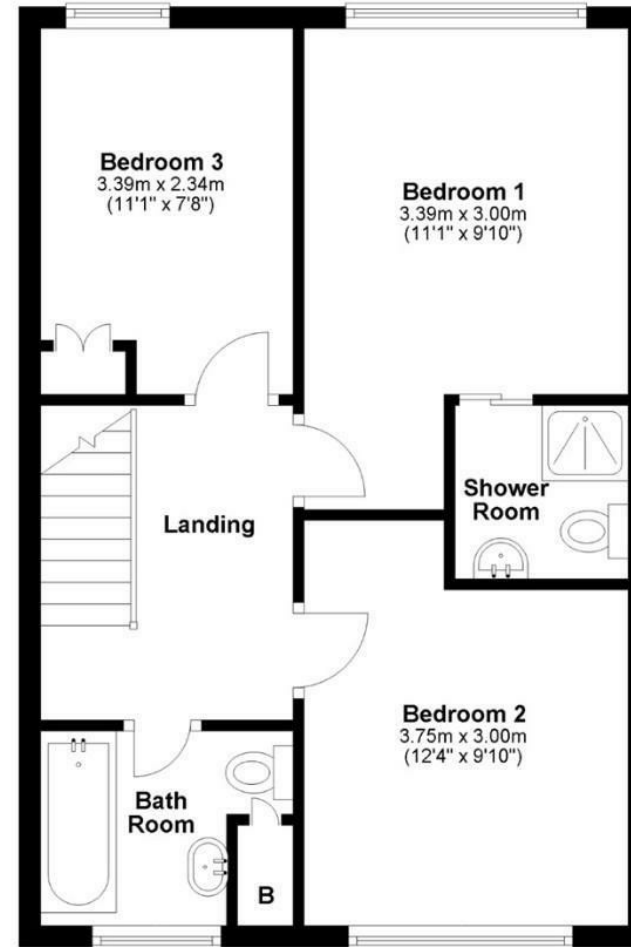
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 90 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(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

