



111 Kelsey Crescent, Cambridge, CB1 9XX
Guide Price £400,000 Freehold



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A 1970'S, MID-TERRACED HOUSE WITH A GARAGE, DRIVEWAY PARKING, AND FRONT AND REAR GARDENS, SITUATED IN A PEACEFUL POPULAR RESIDENTIAL AREA JUST SOUTH OF THE CITY AND AVAILABLE WITH NO CHAIN.

- 800 sqft / 75 sqm
- Garage and driveway parking
- 3 bed, 2 recep, 1 bath
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- 161 sqm / 0.04 acre
- 1972
- EPC - C / 72
- No chain

This three-bedroom, mid-terraced house enjoys a pleasant position on this established development, fronting onto a communal green and adjacent to fields and an adjoining play park. Whilst requiring some basic updating in areas, the property does benefit from a refitted shower room and a kitchen / dining room.

On the ground floor is an entrance porch with space for coats and footwear. The living room is bright and benefits from an electric feature fireplace. There is a modern open-plan kitchen / dining room, which has been fitted with a range of units and includes various integrated appliances. Finally, there is an under stairs storage cupboard and access to a conservatory with a door to the rear garden.

Upstairs are three bedrooms, two of which are comfortable doubles. The main bedroom includes built-in wardrobes. The refitted shower room has a large walk-in shower and is complemented by attractive tiling.

To the front of the property is an open-plan garden, which is stocked with a number of shrubs. There is a fully enclosed south-east facing garden, which is predominantly paved and shingled for ease of maintenance. There is a summer house at the foot of the garden and a gate to the rear leads to an attractive green and the garage with driveway, both a short walk from the property.

Location

Kelsey Crescent is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles south-east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

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

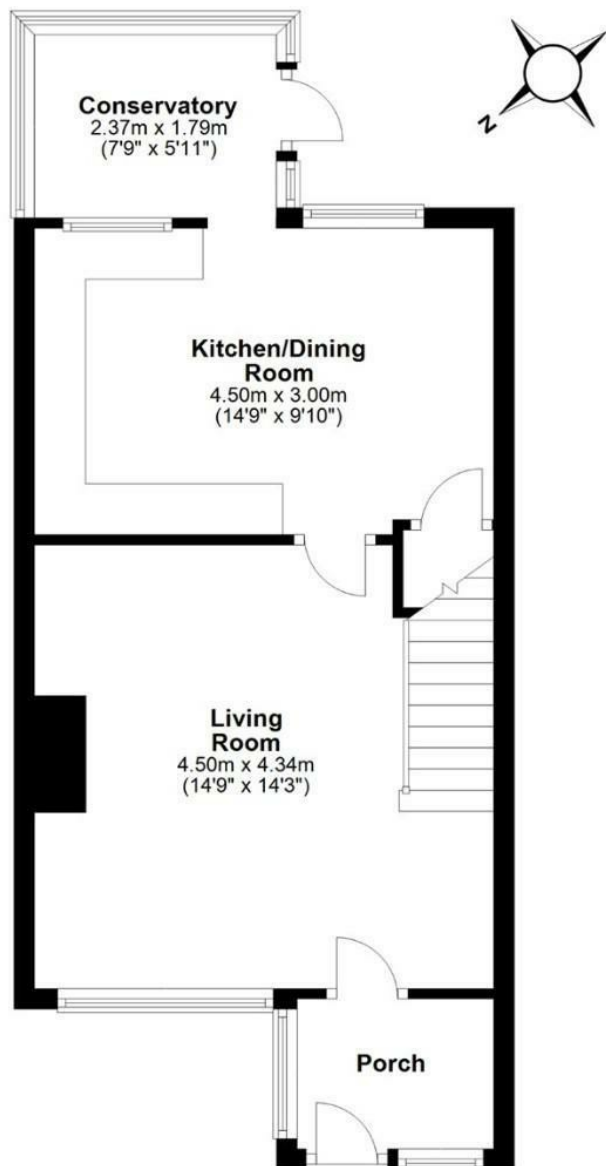
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

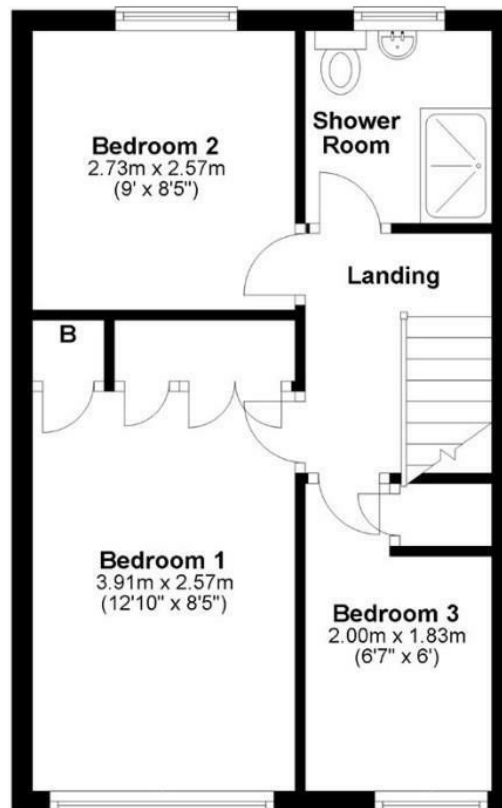
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



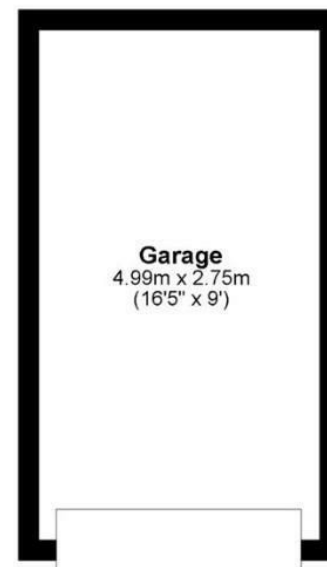
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 75 sqm (800 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C	72	
(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

