



9 Roland Close, Cambridge, CB4 2DJ
Guide Price £400,000 Freehold



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A WELL-PRESENTED, 3-BEDROOM TERRACED HOUSE WITH THE UNUSUAL PRIVILEGE OF PRIVATE FRONT AND REAR GARDENS, OCCUPYING A CONVENIENT POSITION AT THE END OF A CUL-DE-SAC, TO THE NORTH OF THE CITY CENTRE. NO ONWARD CHAIN.

- Bright and airy, 1950's mid-terrace house
- Well-equipped galley kitchen
- Gas central heating to radiators
- Plot size of 0.07 acres
- EPC rating: C (69)
- Impressive garden studio
- Private and mature gardens
- Scope for expansion (STPP)
- Street parking
- 3 bedrooms, living/dining room and family bathroom

Pleasantly located toward the end of a quiet cul-de-sac, this 3-bedroom family home represents an excellent opportunity for first time buyers and/or families. It is situated around 1.5 miles north of the city centre and is within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively.

On the ground floor, the accommodation comprises a living/dining room with dual aspect and a storage cupboard and a well-appointed galley kitchen. The kitchen offers a range of fitted base and wall units, an integrated electric oven with a gas hob and an extractor hood over, plumbing for a dishwasher, a cupboard housing the combination boiler, shelved pantry and a charming stable door offering views of and access to the rear garden.

On the first floor, there are three bedrooms, with the principal room being generous in size and including fitted wardrobes. Partly tiled, the family bathroom has a three-piece suite including a panelled bath with a mains shower over, a floating wash basin, WC and a heated towel rail.

Outside, the property is set back from the road behind a very pleasant and mature lawned garden, which is fully enclosed. A private, covered and gated side passageway includes plumbing for a washing machine and leads to the delightful, well-established rear garden. Predominantly laid to lawn, the rear garden has a number of trees, well-stocked shrub and flower borders, front and rear decking areas and an impressive pine garden studio/office, which has electric underfloor heating and double glazing.

Location

Roland Close is a small cul-de-sac just off Brimley Road, which, in turn, is located off Carlton Way. It is located around 1.5 miles north of Cambridge city centre and provides convenient access to the A14, M11, Cambridge North Station and the Cambridge Science Park. Local amenities include shops, a pharmacy, library, a community centre and a medical centre close by. The property falls within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively. Leisure facilities at Chesterton Community College, which includes a swimming pool are available for public use.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

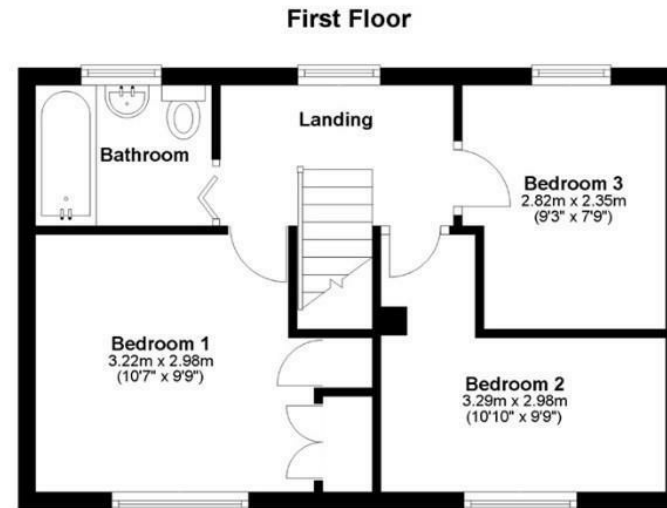
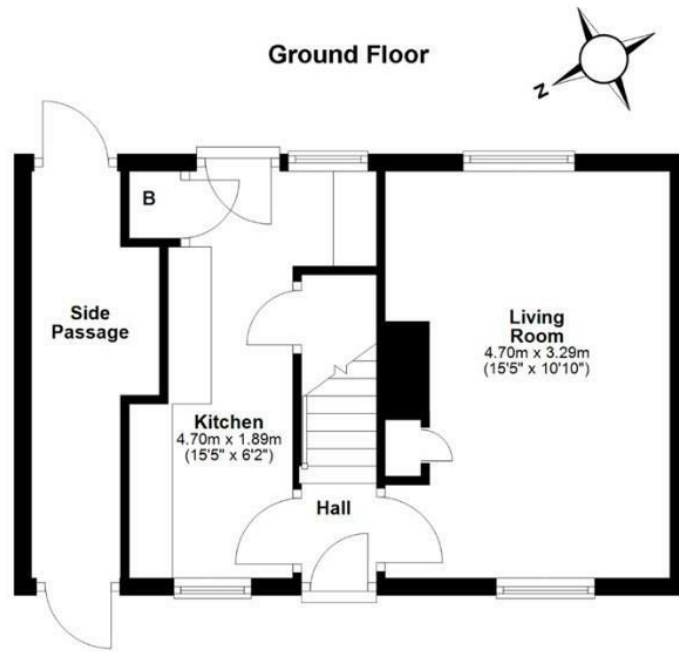
Fixtures and Fittings

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

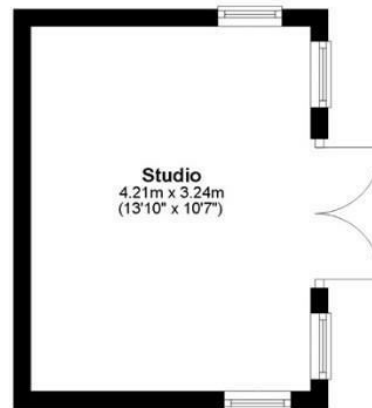
Viewing

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





Outbuilding



**Approx. gross internal floor area 63 sqm
(675 sqft)**

Excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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

