



47 Bateson Road, Cambridge, CB4 3HF
Guide Price £450,000 Freehold



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01223 323130

AN ATTRACTIVE 1920'S TERRACE HOUSE PROVIDING GREATLY IMPROVED FAMILY ACCOMMODATION WITH A LARGE REAR GARDEN AND OFF-STREET PARKING IN A TUCKED-AWAY RESIDENTIAL LOCATION SURPRISINGLY CLOSE TO THE CITY CENTRE

- A greatly improved terrace house
- Attractive period features
- Open plan reception room with wood burning stove
- Large landscaped rear garden with side access
- Improved off-street parking and residents parking scheme

3 bedrooms – impressive family bathroom – stylish refitted kitchen – open plan living/dining room – entrance hall – frontage with parking – landscaped rear garden

This 1920's 3 bedroom terrace house occupies a pleasant set back position along a no-through road behind generous frontage providing ample off-street parking. The property is within easy reach of a wide range of facilities and surprisingly close to the river, Jesus Green and the historic centre. The accommodation has been greatly improved in recent years and comprises entrance hall, a lovely spacious open plan living/dining room with dual aspect, attractive wood floorboards, inset wood burning stove, bespoke recess cabinetry and book shelving and two useful built in storage cupboards. A inner lobby provides access to the rear garden and leads to the impressive and refitted family bathroom suite, stylish and well equipped kitchen with contemporary low level units and drawers, matching wall mounted units with downlighting, countertops and tiled splashbacks and integrated oven with gas hob with extractor fan over. Upstairs, the first floor landing leads to three bedrooms. Bedroom 1 has a decorative period style fireplace, attractive wood floorboards and a deep walk-in cupboard. Outside, the front garden is predominately laid to neat block paving. A shared passageway with the neighbouring property leads to the rear garden which is generous in size, landscaped and mainly laid to lawn with established borders of various shrubs, shaped hedging and small trees. There is a large decked seating area and useful timber storage sheds.

Location

Bateson Road is a no-through road approached from Akeman Street or Garden Walk and forms part of a popular and friendly residential neighbourhood about 1 mile north of the City centre. There is primary schooling at St Lukes and secondary schooling at Chesterton Community College and a wide range of independent shops, cafes, restaurants and public houses on Mitchams Corner. The river and large open green spaces including Jesus Green and Midsummer Common are close by. The property is set back from the road behind a well maintained play area.

Agents Notes

Gas radiator central heating system
Council tax band – C
Shared responsibility for side passage with 49 Bateson Road

Services

All mains services connected

Statutory Authorities

Cambridge City Council

Fixtures and Fittings

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

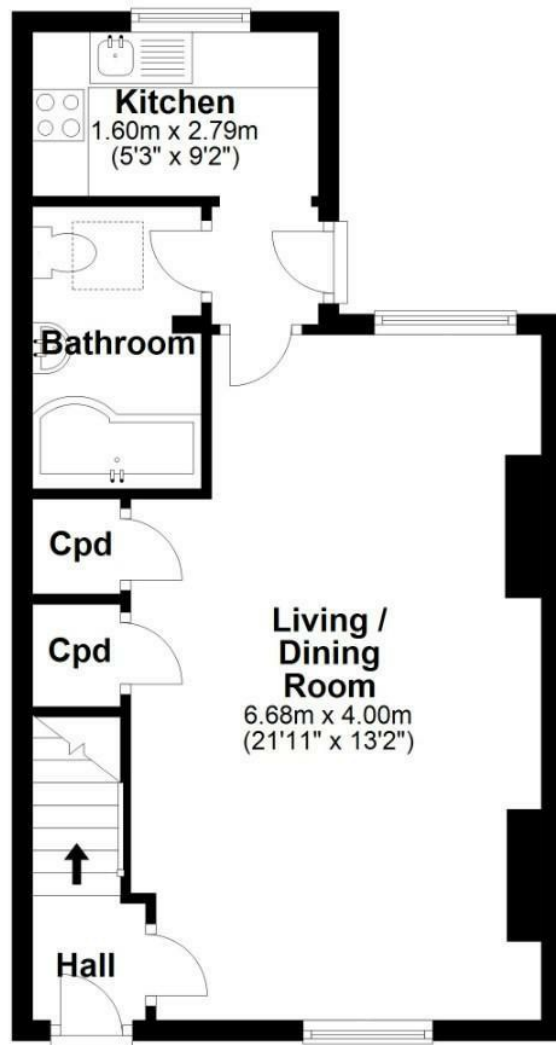
Viewing

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



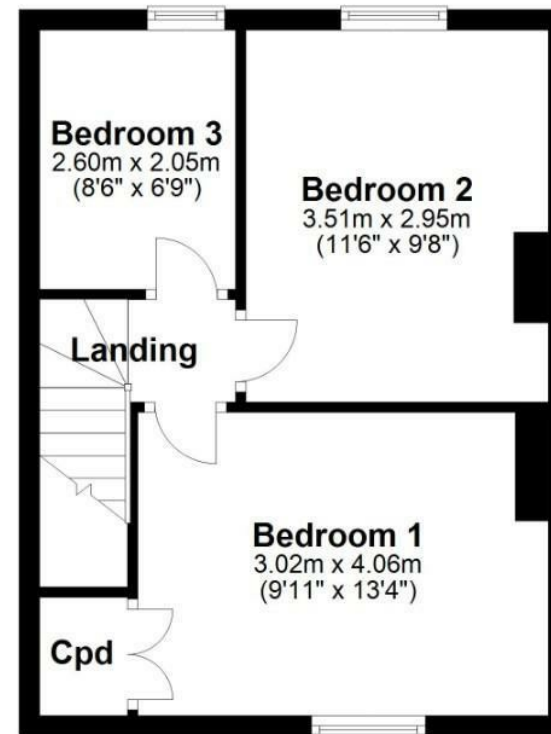
Ground Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	61	
(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

