



23 Bosworth Road, Cambridge, CB1 8RG
Guide Price £625,000 Freehold



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A LIGHT AND WELL-PRESENTED, DOUBLE-FRONTED SEMI-DETACHED HOUSE OFFERING EXCELLENT SCOPE FOR EXPANSION AND BENEFITING FROM TWO PRIVATE GARDENS AND OFF-STREET PARKING. LOCATED ON A QUIET CUL-DE-SAC OPPOSITE CHERRY HINTON HALL.

- 3 beds, 2 reception, 2.5 bathrooms
- 965.9 sqft / 89.7sqm
- Large open plan living spaces
- Gas central heating to radiators
- Total plot size - approx 0.08 acres
- Modern semi-detached house
- Built in 1996
- Driveway parking
- Double glazing throughout
- Landscaped rear garden and large separate side garden

23 Bosworth Road is positioned towards the end of this quiet and desirable cul-de-sac opposite Cherry Hinton Hall. The property occupies a corner position and benefits from a separate large side garden, which has been improved and landscaped in recent years.

This modern, semi-detached home provides bright, spacious and open-plan living spaces on the ground floor. There is a large, full-depth, dual aspect living room and snug area with an attractive bay window to the rear, overlooking the garden. An attractive oak floor enhances this room, which also enjoys lots of natural light. The impressive open-plan kitchen/dining room provides access to the garden and a WC. The modern kitchen is well-equipped and offers an extensive range of high-gloss units, granite working surfaces, a central island with preparation space and appliances. There are two built-in cupboards providing further storage solutions. An entrance completes this floor.

Upstairs, the first-floor landing leads to the family bathroom suite and three bedrooms. The principal bedroom has his and hers wardrobes and ensuite shower room.

Outside, the property is set back from the road behind a driveway, which provides parking for two vehicles. There is side access to a landscaped rear garden, which is private and has an extended paved patio area leading to a lawn and timber shed.

The generous side garden is secluded by high hedging and has recently been redesigned and landscaped. There is a paved terrace area, gravelled area, lawn and raised vegetable beds. This second garden allows the property to be extended to the rear without losing valuable garden space (subject to the necessary planning consents).

Location

Bosworth Road is a quiet cul-de-sac tucked away just off Cherry Hinton Road opposite the grounds of Cherry Hinton Hall and within easy reach of Addenbrooke's Hospital, which is about one and a half miles away. Excellent local facilities are available on nearby Cherry Hinton High Street and there are good schools in the neighbourhood including Netherhall, Queen Edith's Way Junior school, The Perse and the Sixth Form Colleges on Hills Road and Long Road. The property is also within reach of the city centre, University and railway station with a bus service nearby.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

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.

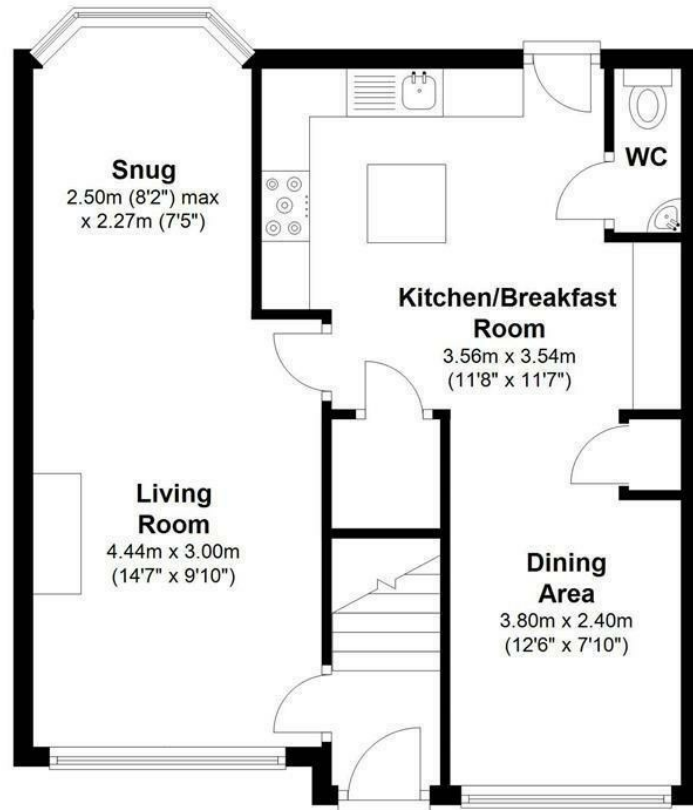






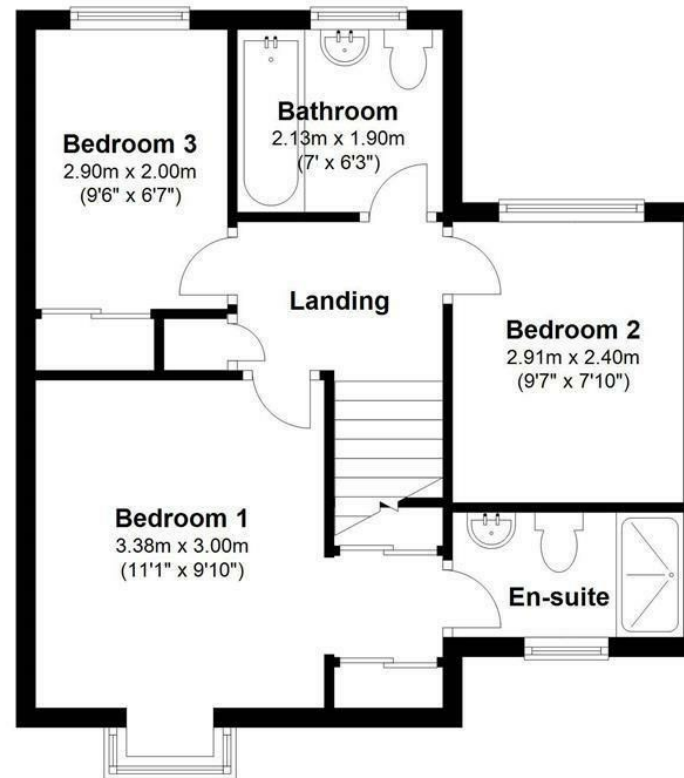
Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 sq. feet)

All measurements are approximate and for illustrative purposes.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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	





