

10 Cavendish Place, Cambridge, CB1 3BH

Guide Price £625,000 Freehold

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AN ATTRACTIVE AND BEAUTIFULLY PRESENTED THREE-BEDROOM TOWNHOUSE, OFFERING STYLISH ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A PRIVATE REAR GARDEN OFFERED WITH NO ONWARD CHAIN.

- 3 bedroom townhouse
- 1045.4 sqft / 97.1 sqm
- Spacious living room with French doors to garden
- Courtyard garden
- Principal suite to second floor
- Built in 2004
- 2.5 bathrooms
- Private driveway parking
- Gas-fired heating to radiators with new boiler
- EPC - 79 / 89

10 Cavendish Place is an inviting and recently updated townhouse combining clean, contemporary finishes with attractive period-style detailing throughout.

Extending to approximately 1,045 sqft, the property has been thoughtfully arranged over three floors to provide flexible and comfortable accommodation for the modern family.

The ground floor is approached through a welcoming entrance hall, with a useful cloakroom/WC and stairs rising to the upper floors. To the front is a smart, modern kitchen/dining room, fitted with a comprehensive range of sleek cabinetry, stone-effect work surfaces and integrated appliances. Engineered Oak flooring continues through much of the ground floor, giving the accommodation a warm and cohesive feel.

To the rear, the generous living room, measuring approximately 4.55m x 3.78m is a particularly inviting space, with an attractive fireplace providing a focal point and wide, glazed, French doors drawing in excellent natural light and providing easy access directly onto the garden.

The first floor comprises two well-proportioned bedrooms, both benefiting from excellent natural light, together with a family bathroom refitted with a contemporary white suite, including a bath with a shower over.

Occupying the entire second floor is the principal bedroom suite. The suite has an attractive pitched ceiling and dormer window, while the adjoining ensuite is fitted with a corner shower, WC and wash basin, and benefits from additional natural light.

Outside, the rear garden has been designed with ease of maintenance in mind. Predominantly paved and decked, enclosed by timber fencing, it provides a secluded space for outdoor dining and entertaining, with gated access and a timber store. To the front, the property forms part of an attractive terrace of warm brick-built houses, set back from the road behind a landscaped frontage with off road parking for one car.

Location
Cavendish Place can be found at the end of Cavendish Road, which lies off of Mill Road about 1.5 miles south-east of Cambridge city centre. Mill Road itself offers a varied and eclectic selection of shopping, restaurants, bars and other facilities whilst the city centre is within walking or cycling distance.

Romsey Town has a unique atmosphere and a wealth of eateries and superb public houses. There are several parks and schooling is available for all ages.

The location provides easy access to the city centre and the railway station for London Liverpool Street, and King's Cross & the Thameslink network. Cavendish Road is also conveniently situated close to Anglia Ruskin University, Addenbrooke's Hospital and the Biomedical Campus.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band -

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

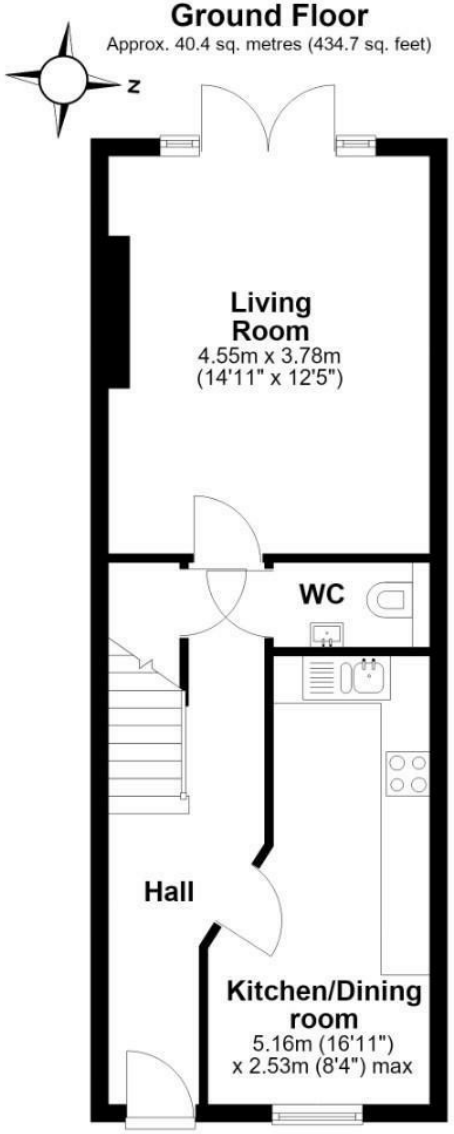
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





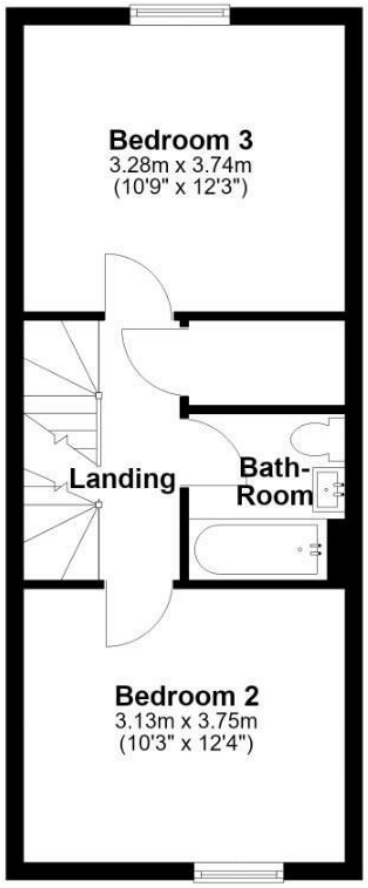
Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



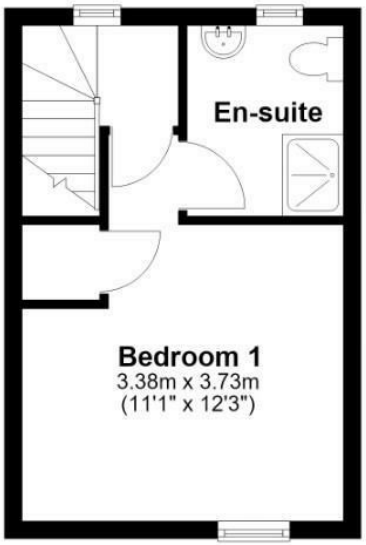
First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



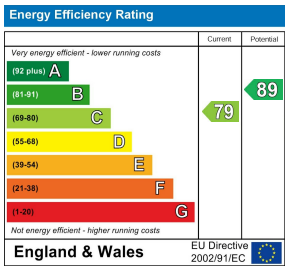
Second Floor

Approx. 20.5 sq. metres (220.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

















