



65 Carisbrooke Road, Cambridge, CB4 3LP  
Offers In Excess Of £475,000 Freehold



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**A BRIGHT, END OF TERRACE HOUSE OF 952 SQFT / 88 SQM, OFFERING A DRIVEWAY AND USEFUL STORE TO THE REAR AND CONVENIENTLY SITUATED JUST 2 MILES NORTH OF THE CITY CENTRE, FOR SALE WITH BENEFIT OF NO CHAIN.**

- 952 sqft / 88 sqm
- 3 bed, 2 recep, 1.5 bath
- 2010
- Driveway and brick-built store
- Council tax band - C
- End-of-terrace house
- 283 sqm / 0.07 acres
- Gas-fired heating to radiators
- EPC – C / 74

No.65 Carisbrooke Road represents an exciting opportunity to acquire a very well-proportioned home, presented to a high standard and enjoying a most convenient position just north of the city centre. Built in 2010, this is a relatively new addition to the terrace and as such had to adhere to planning regulations regarding the accommodation of wheelchair access to the downstairs w.c.

Upon entering the property you are greeted with a light and generously sized entrance hall with stairs to first-floor and access to a cloakroom W.C. From here, there is a bright living room, which benefits from southerly aspects. Double doors open onto an impressive open-plan kitchen / dining room, which has a skylight and double doors to a private garden. The kitchen itself has been fitted with a stylish range of units and includes various integrated and freestanding appliances, all of which are included within the sale.

Upstairs are three good-sized bedrooms, with bedroom one having a large south facing window, whilst the further two have views to the rear aspect. The bathroom has been fitted with a modern white suite, with a shower over the bath, complemented by vanity furniture, a heated towel rail, tiling and a storage cupboard.

Outside, there is a driveway to the rear and a useful store shed. The garden itself has been paved for ease of maintenance and enclosed by fencing, offering a superb degree of privacy.

This property has recently been refurbished and is ready to move into with the added advantage of no onward chain.

#### **Location**

Carisbrooke Road is situated in the north of the city, just off Histon Road and is well placed for access to the city centre and A14. There is local shopping on Histon Road with primary schooling at the popular Mayfield Primary school and secondary schooling at Chesterton Community College, Ofsted rated as 'Good' and 'Outstanding' respectively. Carisbrooke Road runs between Histon Road and Warwick Road.

#### **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.

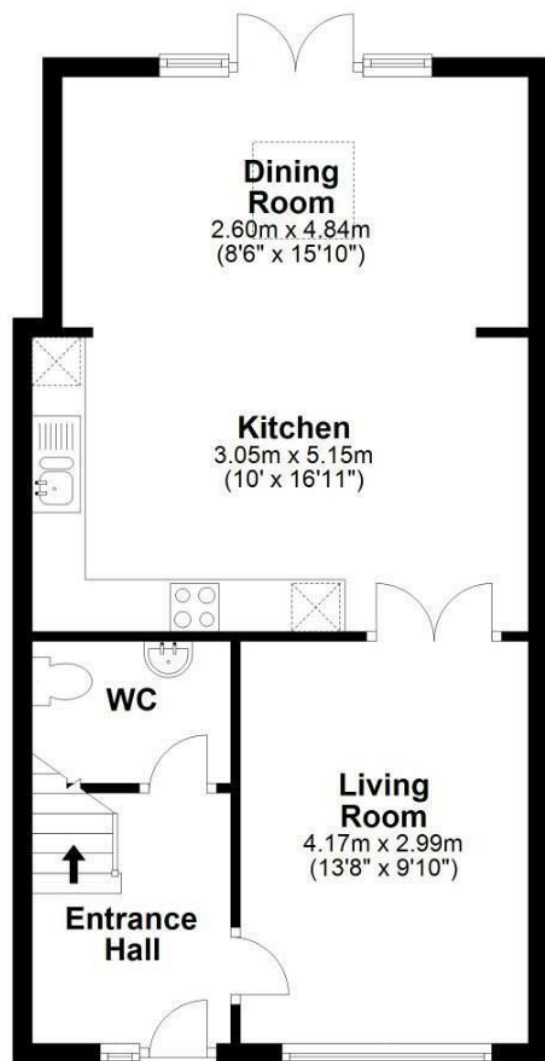
#### **Viewing**

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



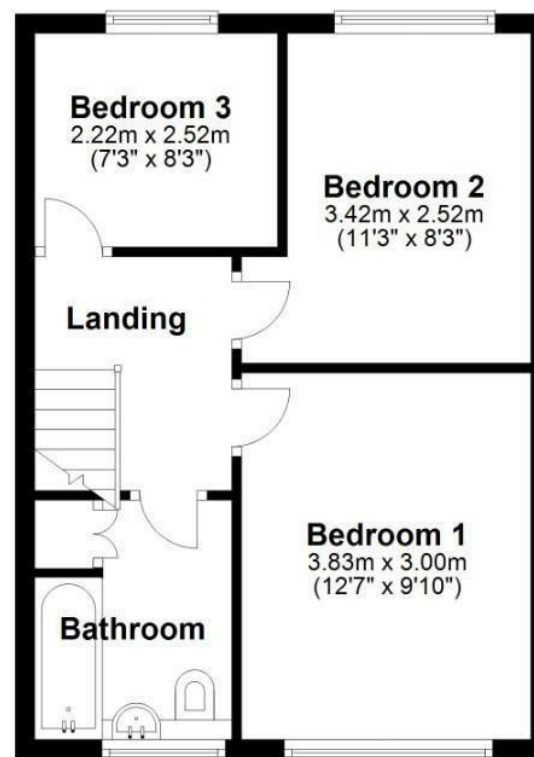
## Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



