



77 Woodhead Drive, Cambridge, CB4 1FG
Guide Price £425,000 Freehold



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A MID-TERRACED HOME WITH A GARAGE AND A SOUTH-WEST FACING REAR GARDEN, OCCUPYING A PEACEFUL CUL-DE-SAC JUST OFF MILTON ROAD, WITHIN EASY REACH OF THE CAMBRIDGE SCIENCE PARK AND THE CITY CENTRE.

- 851 sqft / 79 sqm
- 3 bed, 2 recep, 1.5 bath
- Garage and driveway parking
- Built between 1989-1990
- EPC – A / 92
- Mid-terraced house
- South-west facing garden measuring 30ft x 16ft
- Plot size - 0.04 acres
- Gas-fired heating to radiators
- Council tax band - D

This three bedroom, mid-terraced house was constructed in the late 1980s and is one of four houses tucked away in a peaceful cul-de-sac just off the Milton Road. The property benefits from PV solar panels with battery storage and an updated conservatory, added in 2019.

On the ground floor, there is a living room with stairs to the first floor and access to an open-plan kitchen/dining room. The kitchen has been fitted with a range of base and eye-level units and includes various integrated appliances. A sliding door from the dining area opens onto the conservatory, which couples as a utility area, which has a number of units, a solid oak worktop and space/plumbing for a washing machine. Completing the ground floor accommodation is an entrance hall with space for coats, footwear and access to a cloakroom W.C.

Upstairs are three bedrooms, all of which include built-in cupboards / storage. The bathroom has been fitted with a modern white suite and includes a shower over the bath.

Outside the property is set back behind an open-plan front garden. The driveway and garage is located just to the left-hand side of the terrace. The south-west facing garden has a paved terrace, well suited to alfresco dining. Steps lead up to the remainder of the garden, which is laid to lawn, has gravelled borders and a hardstanding for a shed to be erected.

Agent's Note

The property shares a driveway area with four neighbours - ownership is split but all five properties benefit from access rights and share the responsibility for maintenance.

Location

The Milton Road area is very popular for those looking to be within easy reach of the city centre and north-city facilities. It has its own excellent local shopping area including a Co-Op supermarket with two large Tesco superstores nearby, off Newmarket Road or in Milton village.

Cambridge North train station is less than 1.5 miles away with services into London King's Cross. The river is about a mile's walk through old Chesterton with the neighbouring open spaces of Stourbridge and Midsummer Commons. There are also regular bus services to the centre of Cambridge and Ely.

Nearby primary schools include The Grove and Milton Road. The Ofsted 'Outstanding' Chesterton Community College for 11-16 year olds is less than 1.5 miles away.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

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

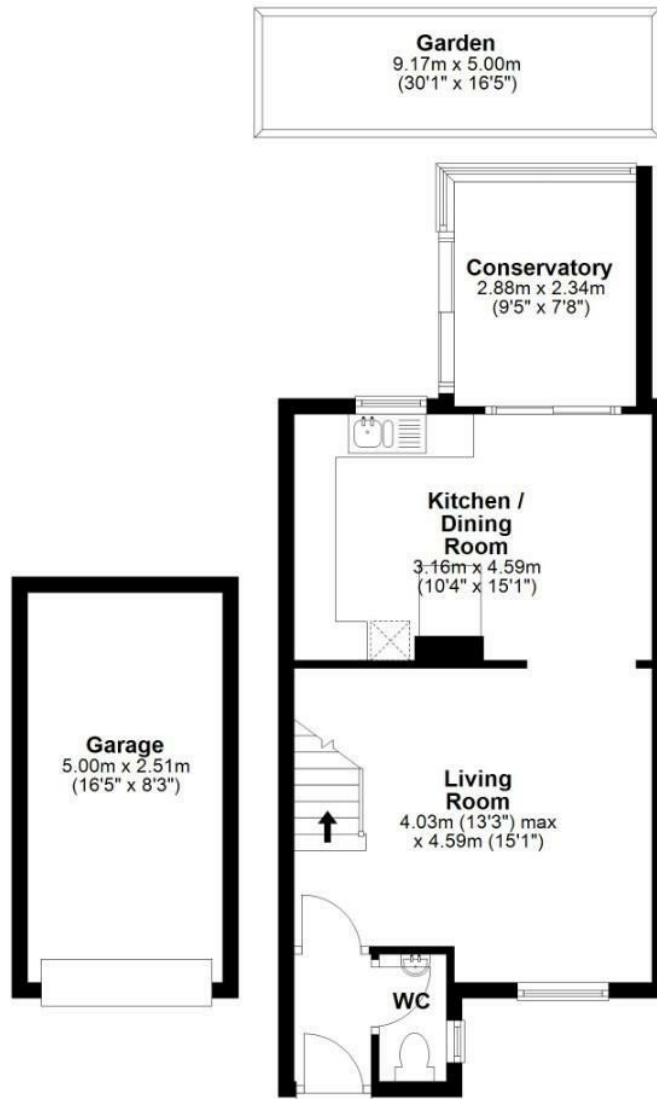
Viewing

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



Ground Floor

Main area: approx. 42.9 sq. metres (461.9 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.1 sq. feet)

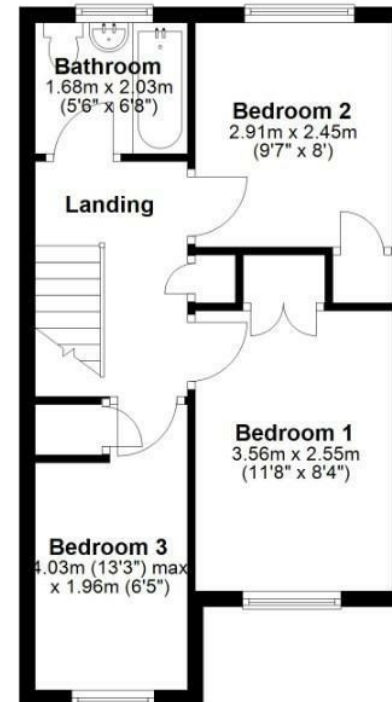


Main area: Approx. 79.1 sq. metres (851.7 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(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		

