



10 Cunningham Close, Cambridge, CB4 2DN

Guide Price £300,000 Freehold

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A 3-BEDROOM TERRACED HOUSE REQUIRING COMPLETE REFURBISHMENT THROUGHOUT, OFFERING WELL-PROPORTIONED ACCOMMODATION, A FRONT GARDEN, DRIVEWAY PARKING AND A GOOD-SIZE MATURE REAR GARDEN. THE PROPERTY IS LOCATED ON A CUL-DE-SAC TO THE NORTH OF THE CITY CENTRE, A SHORT DISTANCE FROM CHESTERTON COMMUNITY COLLEGE.

- Extended, 1950's mid-terrace house
- 3 bedrooms, 1 bathroom
- Front garden and driveway
- Quiet, cul-de-sac location
- Good-size, mature rear garden with lawn and sheds
- Requires complete refurbishment throughout
- 975 sqft / 91 sqm
- Gas-fired back boiler
- Living/dining room, galley kitchen and garden room
- Scope for improvement and reconfiguration, subject to any necessary consents

Pleasantly located on a quiet cul-de-sac, this three bedroom home represents an excellent opportunity for buyers seeking a renovation project. Requiring complete refurbishment throughout, the property offers scope to modernise and reconfigure the accommodation to individual requirements, subject to any necessary consents. It is situated around 1.5 miles north of the city centre and is within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively.

On the ground floor, the accommodation comprises an entrance hall, a living/dining room and a galley kitchen with fitted units and built-in storage cupboards. A garden room, accessed from both the kitchen and the living/dining room, provides additional space and access to the rear garden.

On the first floor, there are three bedrooms, including one double bedroom with built-in storage, together with a family bathroom.

Outside, the property is set back from the road behind a front garden and driveway providing parking for one vehicle. A private, covered and gated side passageway leads to the rear garden, which is a good size and partly laid to lawn, with mature planting and sheds.

Location

Cunningham Close is a small cul-de-sac just off Brimley Road, which, in turn, is located off Carlton Way. It is located around 1.5 miles north of Cambridge city centre and provides convenient access to the A14, M11, Cambridge North train station and the Cambridge Science Park. Local amenities include shops, a doctors' surgery, a pharmacy, library and a community centre. The property falls within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively. A gym, sporting facilities and a swimming pool are available at Chesterton Community College for public use.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

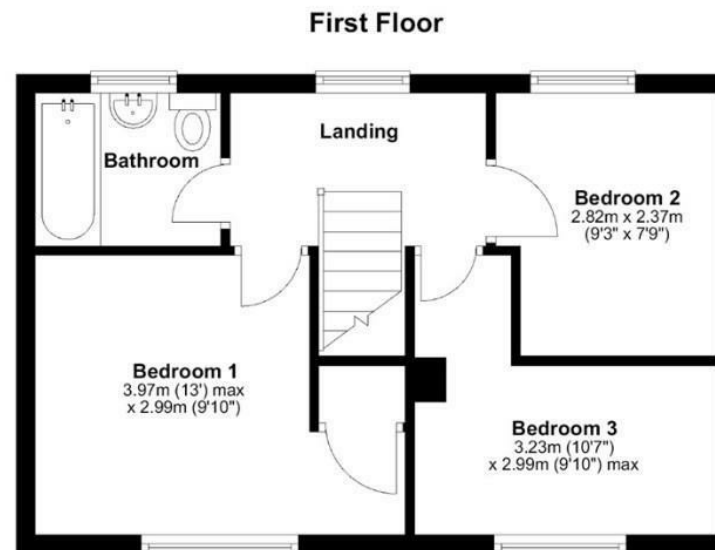
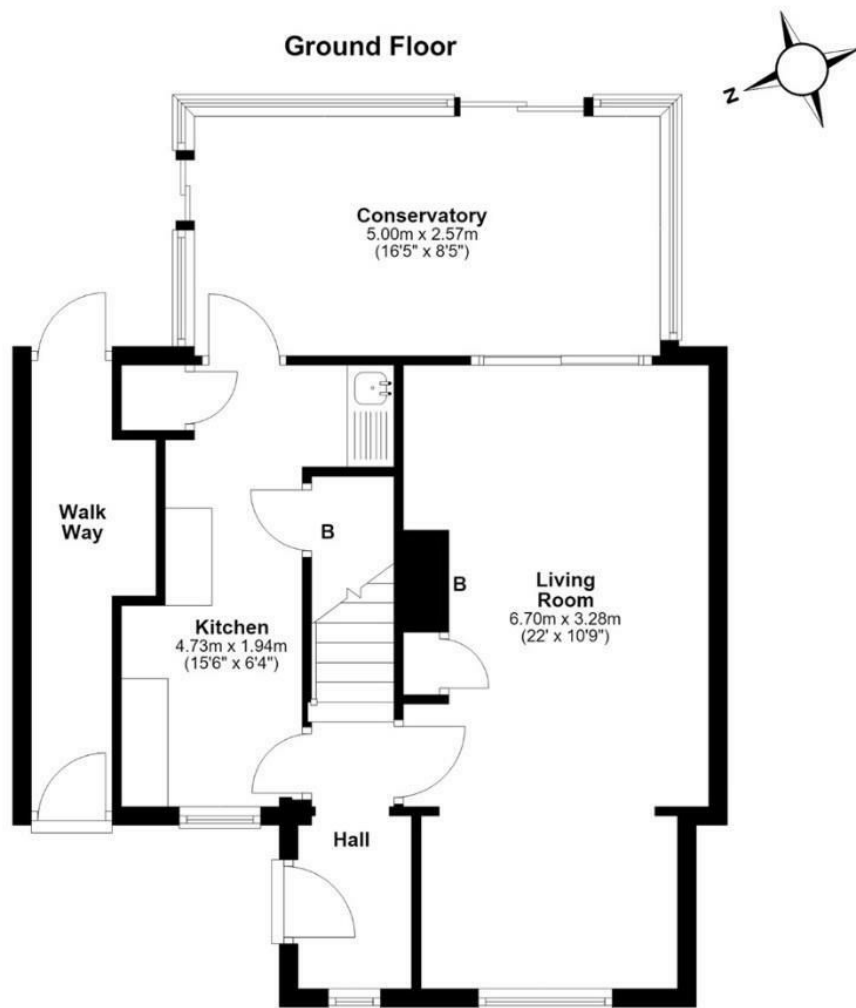
Fixtures and Fittings

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

Viewing

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





Approx. gross internal floor area 91 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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