6 Swallow Gardens, Cambridge, CB4 1FU

Guide Price £525,000 Freehold

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A MODERN AND STYLISH, 3-BEDROOM SEMI-DETACHED TOWNHOUSE FORMING PART OF AN EXCLUSIVE DEVELOPMENT IN A QUIET CUL-DE-SAC TO THE NORTH OF THE CITY CENTRE. THE PROPERTY ALSO BENEFITS FROM OFF-ROAD PARKING AND IS BEING SOLD WITH NO ONWARD CHAIN.

- 3-bedroom, semi-detached house
- 90 sqm / 968 sqft
- Plot size - 0.01 acres
- Gas-fired, underfloor heating
- Allocated parking space plus visitor spaces
- Built in 2015
- 2.5 bathrooms, 1 reception room
- Triple glazing
- EPC - C / 78
- Living/dining room with bi-folding doors to the garden

This high specification, semi-detached home was constructed in 2015 and forms part of an impressive and exclusive development of just eight houses. It is enviably located in the sought-after area of Chesterton, within easy reach of a variety of amenities, the city centre and Cambridge North railway station.

The entrance hall has stairs to the first floor, access to a cloakroom with a WC. The well-appointed kitchen has a range of base and wall-mounted units with a range of integrated appliances including a double oven, a four-ring gas hob with a stainless steel splashback and an extractor hood over, a fridge/freezer, a dishwasher, a washing machine, a stainless steel sink with mixer tap and drainage board, and a cupboard housing the combination boiler. To the rear, the living/dining room has large, bi-folding doors, which provide views of and access to the private rear garden.

On the first floor, there are two double bedrooms and a family bathroom, which is predominantly tiled and includes a panelled bath with a shower over, a floating wash basin, a WC with a concealed cistern and a heated towel rail.

The superb master bedroom is located on the second (top) floor and benefits from a wealth of light courtesy of a skylight and windows to the front aspect. It includes a built-in wardrobe and a well-appointed ensuite with sanitaryware and features, mirroring the family bathroom.

Outside, there is an allocated parking space and a bike store. Gated access leads to the low-maintenance, fully enclosed rear garden, which is partly paved and lawned.

Agent's Note
There is an annual fee of £250 for the upkeep of the private cul-de-sac and the visitors parking, payable to Swallow Gardens Property Management Company Limited. This will be reviewed annually and adjusted according to associated costs.

Tenure
Freehold

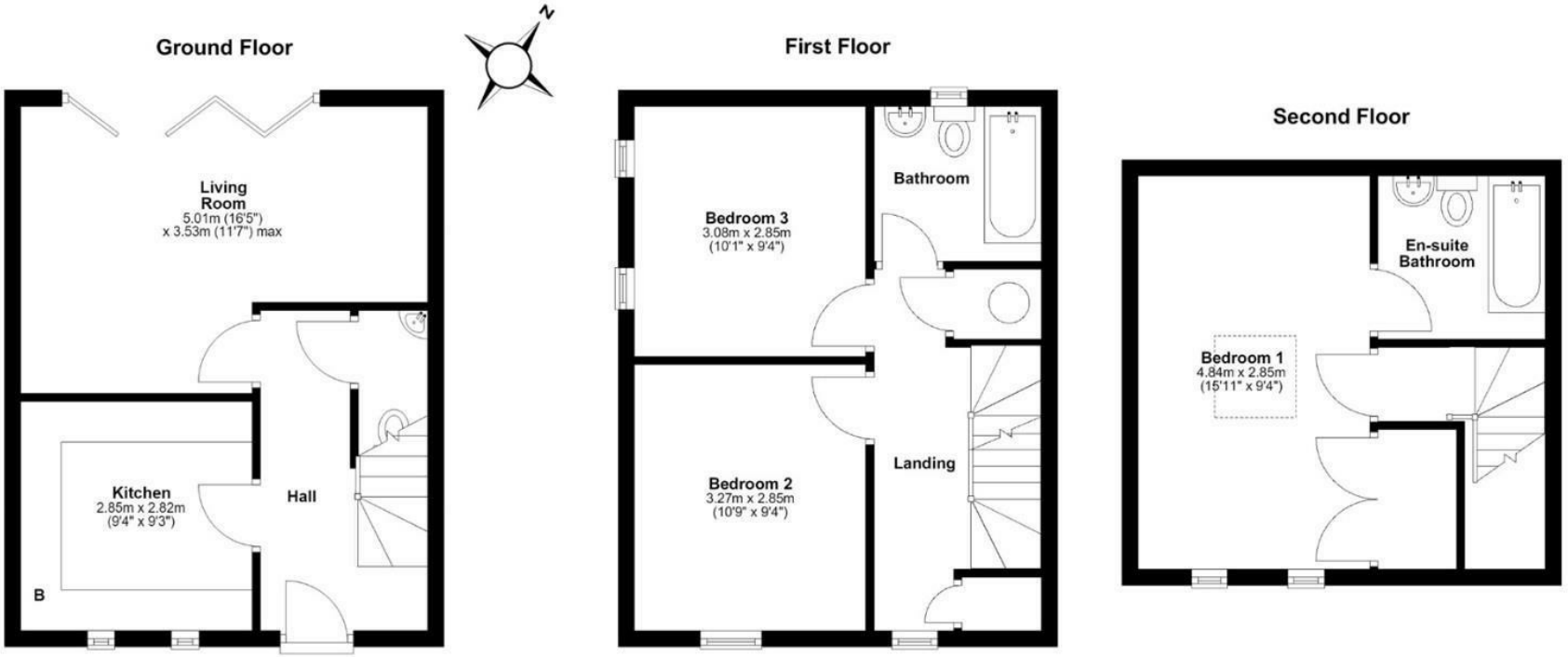
Location
Swallow Gardens is situated off Chesterton High Street, just to the north of the city centre. The High Street offers a wide range of local facilities and primary and secondary schooling are available in the area. The property is within easy reach of the Science Park and Cambridge North railway station, which provides regular services to London King's Cross and Liverpool Street stations as well as Stansted airport. The river Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store, large recreation ground with children's play area and St Andrew's Church. In addition, nearby cycle/footbridge gives easy access across the river to facilities in Newmarket Road including a large supermarket and Cambridge Retail Park.

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

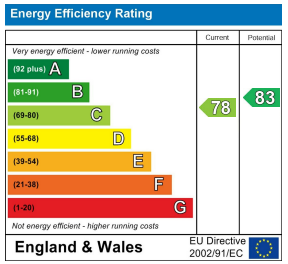
Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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

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



Approx. gross internal floor area 89 sqm (950 sqft)



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.