

245 Ditton Fields, Cambridge, CB5 8QH

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MUCH IMPROVED AND WELL-PRESENTED, TWO-BEDROOM SEMI-DETACHED PROPERTY, WITH THE ADDED BENEFIT OF A HOME OFFICE IN THE GARDEN, IDEALLY LOCATED FOR THE A14, CAMBRIDGE CITY CENTRE AND CAMBRIDGE NORTH STATION.

- Bay-fronted, semi-detached 1930's home
- 2 bedrooms, 1 bathroom,1 reception room
- Gas-fired heating to radiators
- Scope to extend (STPP)
- Garden office with mains electricity and double-glazing
- 61.6 sqm / 663.1 sqft
- Plot size - approx 0.05 acres
- Close to Cambridge North Station and city centre
- Driveway parking
- Combination condensing boiler

Located on a quiet cul-de-sac, this attractive bay fronted, 1930's semi-detached house is set back from the road with generous off-road parking, offering spacious accommodation of circa 734 sqft (including the studio).

Upon entering the property, you have an entrance hall leading into the bay fronted living room, with a feature fireplace. The kitchen/dining room measures 10'10" x 14'10" and is fitted with a range of base and eye level storage, an integrated gas hob with an extractor over, single oven, an inset one and a half bowl sink unit with a mixer tap and drainer, and space for white goods. A large window above the sink and French doors leading to the garden make this a wonderfully light room.

The first-floor accommodation is made up of two good-sized double bedrooms, a family bathroom fitted with a three-piece white suite, and an airing cupboard.

Outside, you have a private enclosed rear garden, mostly laid to lawn with a raised decked area to the rear of the home and a gravel pathway leading to the side access out to the drive. The garden studio is connected to mains electricity and benefits from double-glazing ideal for home working. There is also a bike shed and a large, brick-built store room. To the front you have off street parking for two cars.

Location
Ditton Fields is conveniently located for access to the city centre, Grafton Centre, Newmarket Road and only 10 minutes' walk to the pleasant riverside open space of Stourbridge Common. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also nearby and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby. There is primary schooling at The Galfrid Academy, which feeds into Coleridge Community College, which is part of the Parkside Federation.

The property is a mile from the historical village of Fen Ditton which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - B

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.



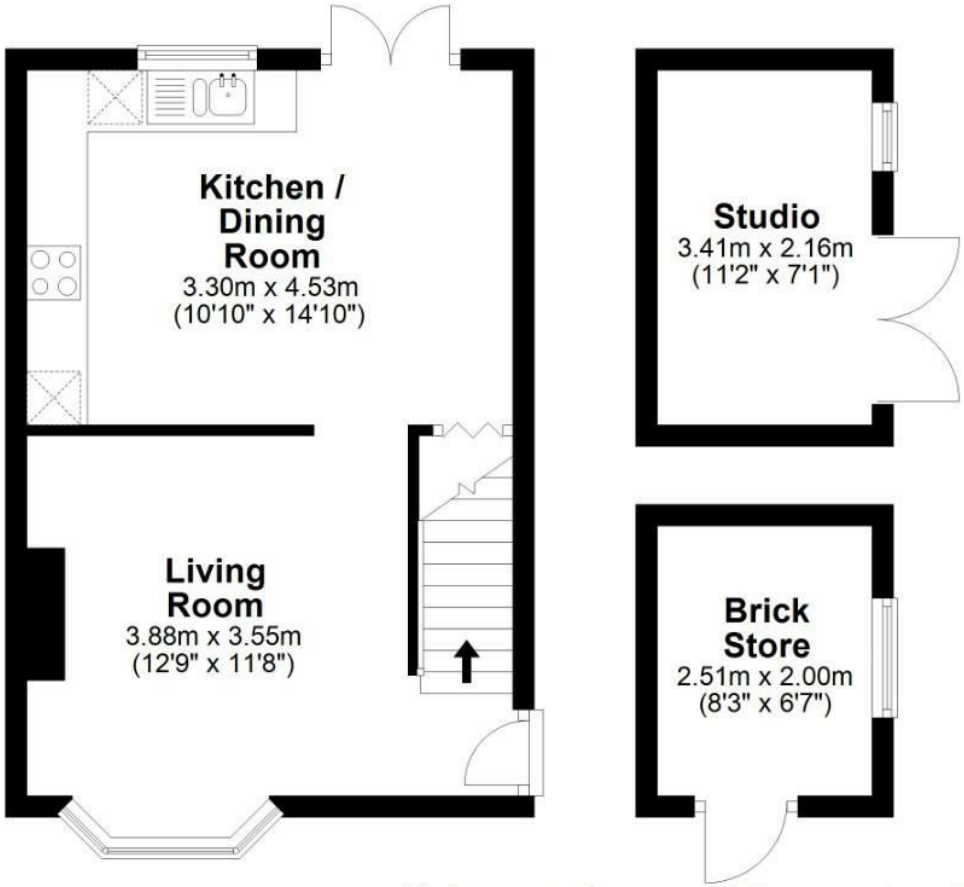


Ground Floor

Main area: approx. 30.8 sq. metres (331.1 sq. feet)

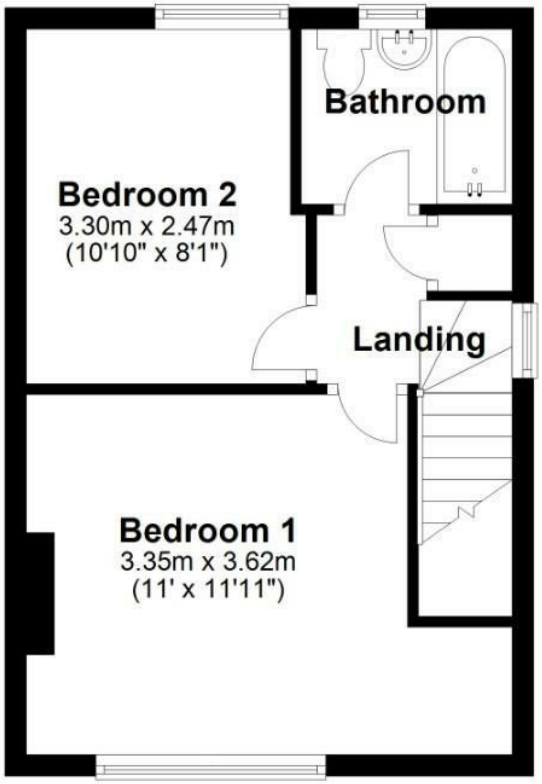
Plus brick store, approx. 5.0 sq. metres (54.1 sq. feet)

Plus studio, approx. 7.3 sq. metres (79.0 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



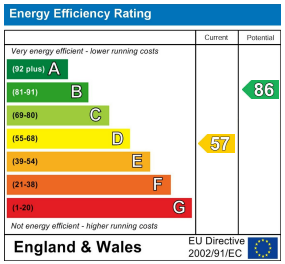
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Drawings are for guidance only

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.











