



27 Limetree Close, Cambridge, CB1 8PF
Guide Price £675,000 Freehold



rah.co.uk
01223 323130

AN ATTRACTIVE AND WELL-PROPORTIONED, FOUR-BEDROOM TOWNHOUSE, OFFERING APPROXIMATELY 1,403 SQFT OF ACCOMMODATION, TOGETHER WITH AN INTEGRAL GARAGE, ARRANGED OVER THREE FLOORS AND COMPLEMENTED BY A PRIVATE REAR GARDEN.

- 1403.9 sqft / 130.4 sqm
- 4 bedrooms, 2.5 bathrooms
- Gas-fired heating to radiators
- Plot size - approx 0.04 acres
- Convenient location for Addenbrooke's
- 1990's end of terrace townhouse
- First floor living room
- Juliet balconies
- Driveway parking, integral garage
- EPC - C / 72

The property provides particularly versatile accommodation, with a practical arrangement well suited to both family life and working from home. The ground floor is centred around a generous kitchen/dining room, extending to approximately 16'4" x 15'0", with a comprehensive range of fitted cabinetry, integrated appliances, space for white goods and ample space for a dining table. Glazed doors open directly onto the rear terrace and garden, creating an appealing connection between the house and outside space.

The entrance hall also provides access to a useful cloakroom/WC and store, while the integral garage offers valuable parking and storage.

Occupying much of the first floor is the impressive living room, a particularly light and spacious reception room measuring approximately 15'0" x 15'2". French doors and extensive glazing provide excellent natural light and an attractive outlook. Also on this floor are two bedrooms and a contemporary family bathroom.

The second floor provides two further bedrooms. Bedroom one is a comfortable principal bedroom with its own ensuite shower room, while bedroom two offers generous additional accommodation.

Outside, the property has a driveway providing off-street parking and access to the integral garage. To the rear is an enclosed private garden, principally laid to lawn with established boundary planting and a paved terrace immediately adjoining the house.

Location

Limetree Close is a popular residential area situated just off Cherry Hinton Road, about 2 miles south east of Cambridge City centre and just under 1 mile from Cherry Hinton High Street, where there is a wide selection of local shopping and other facilities. Primary schooling is at Queen Edith's with secondary schooling at Netherhall. It is also well-placed for Addenbrooke's Hospital and Cherry Hinton Hall, where there is a children's playground.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.3 miles), Cambridge railway station (1.6 miles) and on to the city centre (2 miles).

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band- E

Fixtures and Fittings

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

Viewing

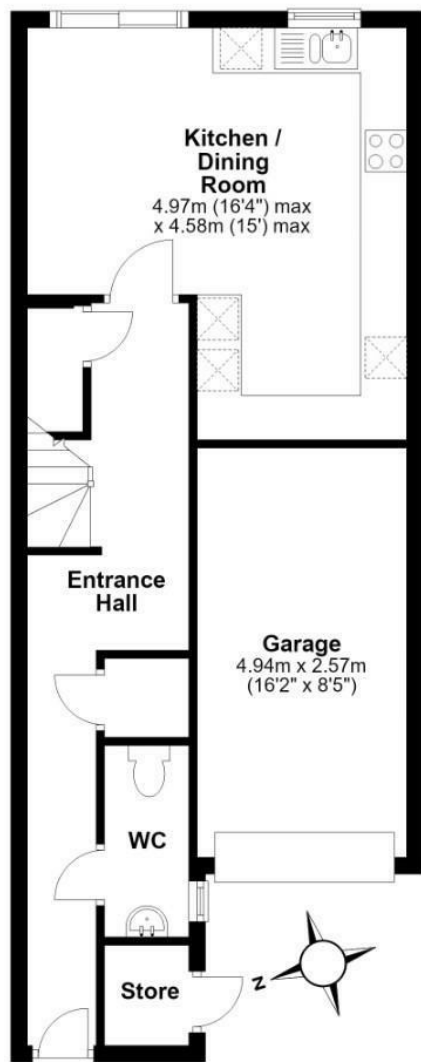
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





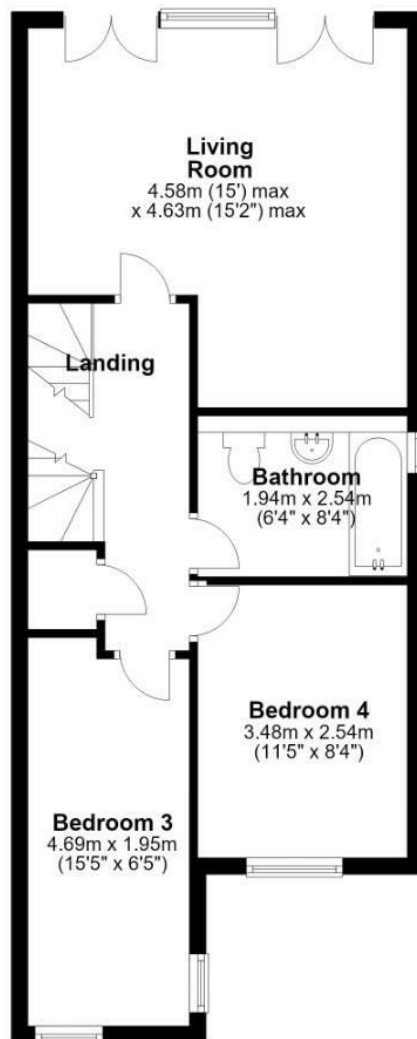
Ground Floor

Main area: approx. 38.2 sq. metres (411.2 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.7 sq. feet)



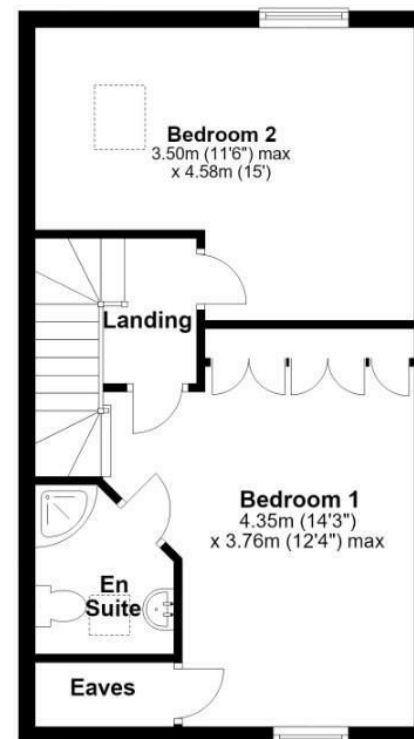
First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Second Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Main area: Approx. 130.4 sq. metres (1403.9 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.7 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

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	72	82
	EU Directive 2002/91/EC	



