



52 Lichfield Road, Cambridge, CB1 3TP
Guide Price £450,000 Freehold



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A BRIGHT AND WELL-PRESENTED HOUSE WITH A PRIVATE SOUTH-FACING GARDEN AND PLENTY OF RESIDENTS PARKING, CONVENIENTLY SITUATED JUST OFF COLERIDGE ROAD WITHIN EASY REACH OF THE CITY CENTRE.

- 842 sqft / 78 sqm
- 2 bed, 2 recep, 1.5 bath
- Residents' parking
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- South facing garden
- Plot size - 0.03 acres
- EPC – C / 70

This three bedroom mid-terraced house was constructed in 1983 and fronts onto a leafy communal green space. The house has been incredibly well cared for and offers an abundance of natural light throughout, as well as plenty of residents' parking to the rear of the property.

The accommodation briefly comprises an entrance hall with space for coats and footwear, with access to a generous living room with French doors to the rear garden. Adjoining the living room is a dining area, which benefits from southerly aspects and also has a door to the rear garden. The kitchen has been fitted with a modern range of units; integrated appliances include a double oven and a gas hob with an extractor over.

Upstairs are two double bedrooms, the principal bedroom being particularly spacious and has a useful walk-in wardrobe. The landing provides access to a modern bathroom, which includes a separate bath and shower, as well as a refitted cloakroom W.C.

Outside, there is a low maintenance south-facing rear garden, which is laid to attractive paving slabs. The garden is fully enclosed by recently erected fencing and offers gated access to the rear. There is a useful brick-built store and garden shed. Unrestricted on-street parking is available to the front and rear of the property.

Location

Lichfield Road is just off Coleridge Road, which in turn is off Cherry Hinton Road where there is an excellent range of facilities including a nearby doctors' and dental surgeries, restaurants and takeaways.

Cambridge Leisure Park is also a short stroll away with its superb range of restaurants, gym, cinema and express supermarkets, whilst Mill Road, one of the country's top 50 suburbs and its cosmopolitan shops, delis and restaurants, is a 4 minute bike ride away and both Addenbrooke's Hospital and Cambridge Train Station are about a five minute cycle away.

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 interest.

Viewing

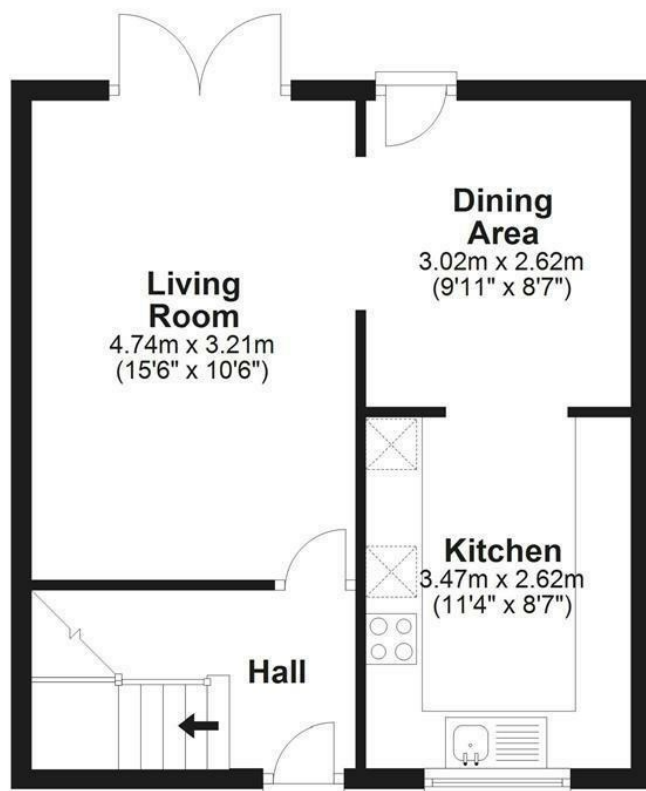
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





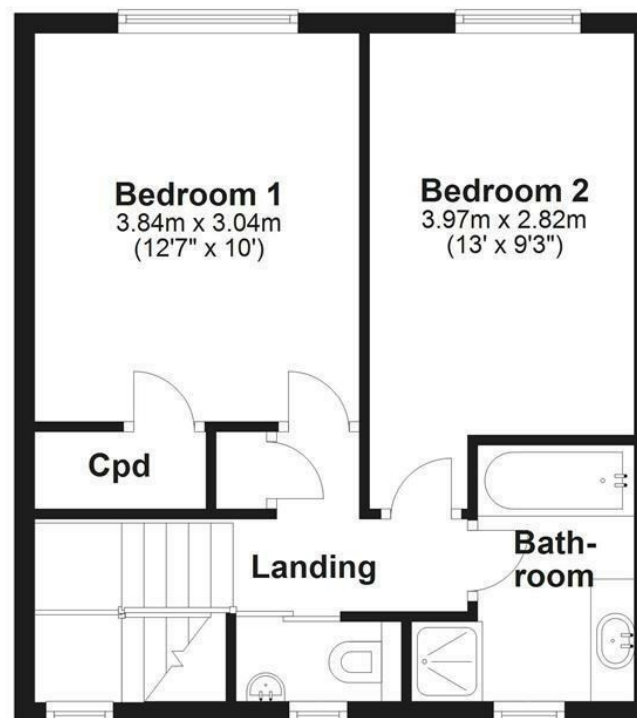
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

