



13 Gainsborough Close, Cambridge, CB4 1SY
Guide Price £400,000 Freehold



rah.co.uk
01223 323130

A MUCH IMPROVED AND BEAUTIFULLY PRESENTED HOME WITH A PRIVATE SOUTH-WEST FACING GARDEN, TUCKED AWAY IN A TRAFFIC-FREE LOCATION, A SHORT WALK FROM CAMBRIDGE NORTH STATION.

- Private south-west facing garden
- Much improved and well presented accommodation
- New Facias Soffits and guttering Jan 2023
- Ultra-fast fiber broadband 1Gb/s
- Fully insulated loft space
- Friendly and well cared for neighbourhood
- Good local schooling
- Parking available

Description

This well presented end-of-terrace house has been well cared for and was built in 1967. The property has been updated throughout and has a stylish refitted kitchen and new bathroom, coupled with a wonderfully private south-west facing garden.

The accommodation briefly comprises an entrance hall with understairs storage cupboard and space for coats and footwear. The kitchen has been fitted with a modern range of units, a recent vinyl flooring upgrade and includes various integrated appliances. Adjoining the kitchen is a bright living/dining room with parquet flooring, which is generous in size and has a large sliding door to the rear garden.

Upstairs are 2 good sized bedrooms; the master bedroom is particularly spacious, with parquet flooring and both bedrooms have built-in cupboards. The bathroom was refitted 2021 with a contemporary suite, complemented by attractive tiling and inset spotlights.

Outside there is plenty of on street parking on a first come, first served basis. The property is approached via a pathway past various well tended open-plan front gardens as part of a close, with mature trees and maintained lawn. There is a side gate leading to the south-west facing garden which has a wooden shed and railway sleeper-separated paved terrace, well suited to alfresco dining. The remainder is laid to lawn and enclosed by fencing.

Location

Gainsborough Close is a small cul-de-sac tucked away at the top of Green Park which is off Green End Road and close to Milton Road. The property is conveniently situated on the north side of the City for easy access to the A14 and is within 10 mins walking distance to the Science Park and Cambridge North Railway station. Local shopping facilities are available at the Arbury Road/Milton Road junction with primary schooling at Milton Road and secondary schooling at Chesterton Community College. The river, Midsummer Common, City centre and many of the other facilities can be approached on foot or by bicycle.

Services.

All mains services are connected.

Statutory Authorities

Cambridge City Council
Council Tax Band C

Fixtures and Fittings

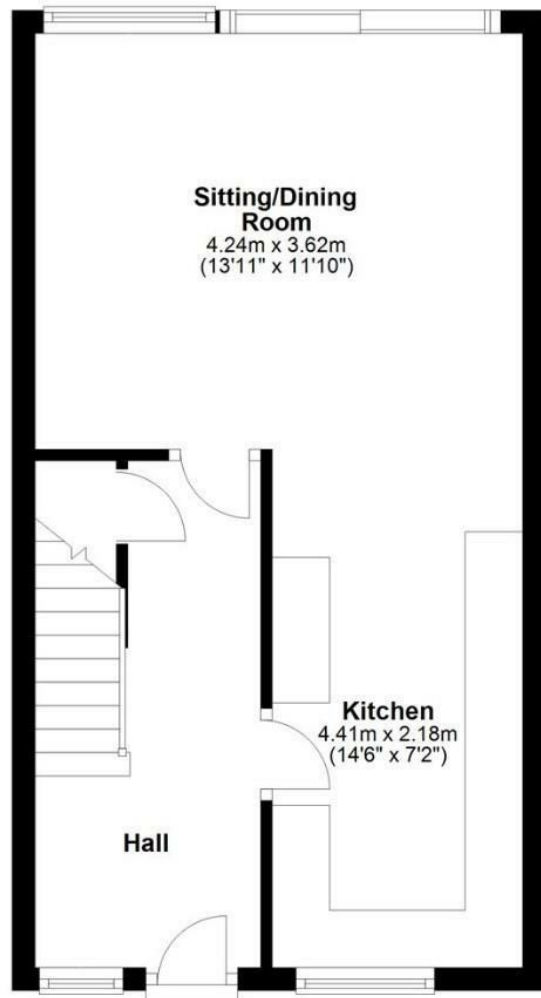
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

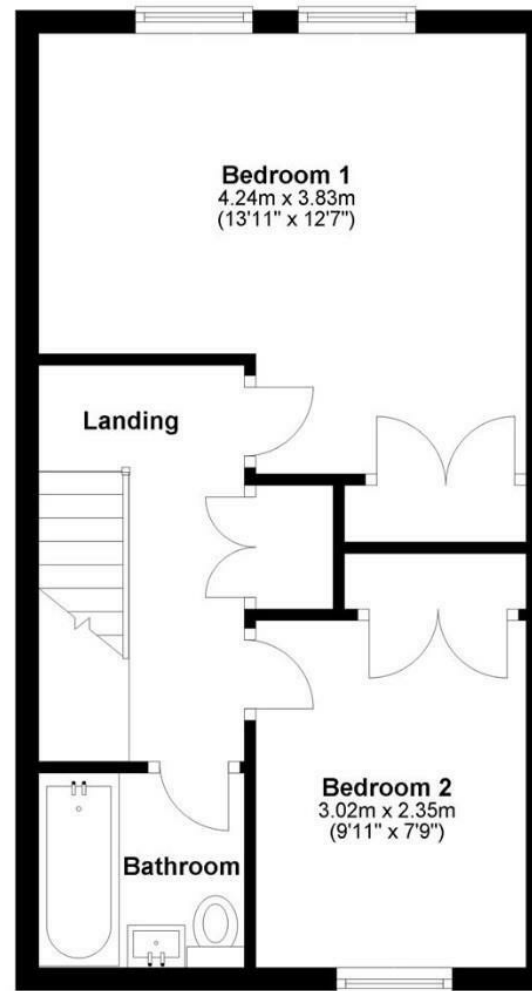
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 72 sqm (775 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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

