



18 Garlic Row, Cambridge, CB5 8HW
Offers In Excess Of £475,000 Freehold



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AN ATTRACTIVE 2-BEDROOM SEMI-DETACHED HOUSE WITH A BEAUTIFULLY LANDSCAPED GARDEN, OCCUPYING A VERY CONVENIENT LOCATION CLOSE TO THE RIVER CAM AND A VARIETY OF AMENITIES. THE PROPERTY OFFERS EXCELLENT SCOPE FOR EXPANSION (STPP) AND IS BEING SOLD WITH NO ONWARD CHAIN.

- Semi-detached house with period features
- Large, well-maintained rear garden
- Built in the 1920s
- No onward chain
- Private driveway parking
- 2 bedrooms, 1.5 bathrooms, 2 reception rooms plus study
- Scope for expansion (STPP)
- Plot size of 0.08 acres
- Gas-fired heating to radiators
- EPC rating: D / 57

This bay-fronted, semi-detached house enjoys a very convenient location on a generous plot to the east of the city centre. The property includes period features such as picture rails and is well-presented throughout, having been significantly updated in recent years. The size of the plot affords the opportunity to extend, subject to the relevant consents.

The entrance hall has access to the principal rooms and a cupboard under the stairs with a window to the side aspect. To the front, there is a dining room with a bay window and at the rear, a living room with patio doors opening onto the rear garden. The kitchen is fitted with a range of units and has integrated appliances including a fridge/freezer, electric oven with a hob and an extractor hood over, washing machine and a slimline dishwasher. There is access to a pantry/store cupboard, WC and the rear garden via a side door.

On the first floor, there are two double bedrooms, with the rear bedroom benefitting from built-in wardrobes. To the front of the property, there is a fitted-out workspace ideal for homeworking and studying. The stylish bathroom includes a bath, walk-in shower, wash basin, WC, heated towel rail and a large cupboard housing the combination boiler.

Outside, the property is set back from the road behind a low-level wall and iron gates. A driveway to the side provides off-road parking for one vehicle but could easily accommodate further vehicles with the removal of the fence dividing the front and rear of the property. Well-tended and generous in size, the long rear garden is well-established and predominantly laid to lawn. It includes two patio seating areas, several small trees, well-planted beds and a large timber shed. The garden has an easterly aspect but receives a wealth of sunlight throughout much of the day.

Agents note

We have been advised the property was partially underpinned via resin injection in 2010. Further details can be provided upon request.

Location

Garlic Row located off Newmarket Road, is a two minute walk to Stourbridge Common and the popular Cambridge riverside area, and is also within walking and/or cycling distance of Cambridge Retail Park, The Grafton Centre, the historic city centre and Midsummer Common.

There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, Wrestlers Public House with outstanding Thai Food, Corner House Public House, takeaway establishments and Starbucks to name a few.

The Grafton Centre and neighbouring Fitzroy and Burleigh Streets have a range of shops, a multiplex cinema and restaurants along with Anglia Ruskin University on East Road.

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

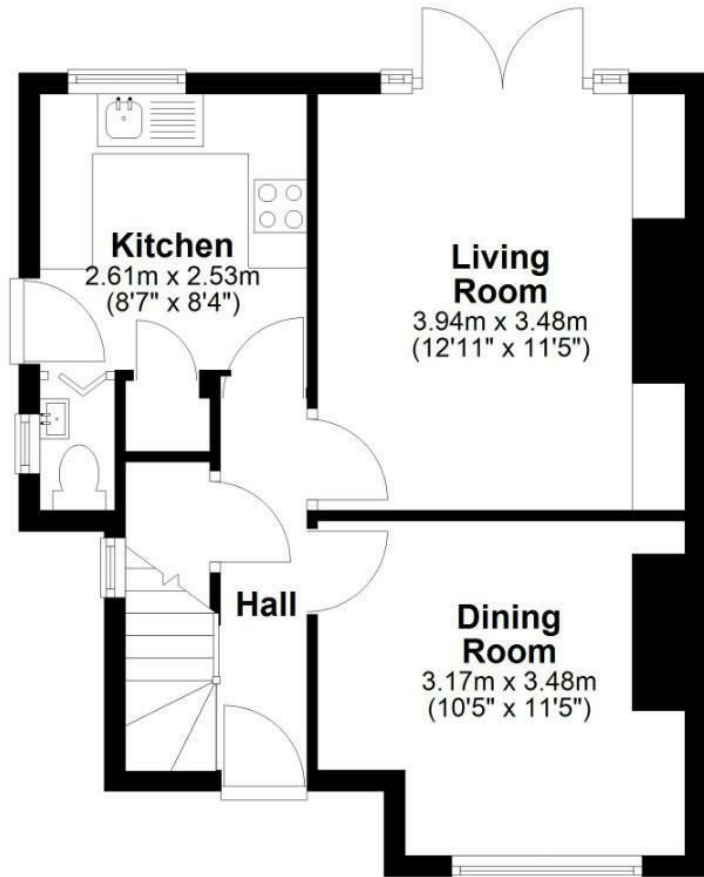
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 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		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

