



19 Bowers Croft, Cambridge, CB1 8RP  
Offers In Excess Of £800,000 Freehold



rah.co.uk  
01223 323130

**A 4-BEDROOM DETACHED HOUSE OCCUPYING A GENEROUS PLOT WITH LARGE ESTABLISHED GARDENS AND OFF-STREET PARKING. SITUATED IN A QUIET CUL-DE-SAC CLOSE TO ADDENBROOKE'S HOSPITAL/BIO-MEDICAL CAMPUS AND CAMBRIDGE SOUTH STATION.**

- 1163 sqft / 108 sqm
- 4 bedrooms, 2 reception, 1.5 bath
- Garage & driveway parking
- Needing modernisation and scope for expansion
- Double glazing
- Detached 1960's house
- Large established rear garden
- No onward chain
- Gas-fired heating to radiators
- Cul-de-sac location close to Addenbrooke's Hospital

This 1960's family house on Bowers Croft offers excellent potential for expansion, remodelling and modernisation. The property benefits from large established gardens, a detached garage and a driveway, which could be extended to provide further off-street parking.

Located towards the end of a peaceful and well-kept cul-de-sac off Worts Causeway, the property is within easy reach of Addenbrooke's Hospital, The Biomedical Campus, outstanding schools and Cambridge South Station.

The property stands detached and set behind an open front garden with driveway parking to one side, leading to the carport, garage and rear garden.

The ground floor accommodation comprises an entrance hall with a WC, a well-equipped kitchen with an entrance door opening to the carport at the side of the property, a dining room with sliding glazed doors opening to the garden and a full-depth, dual-aspect sitting room with an open feature fireplace.

Upstairs, the first-floor landing leads to a family shower room and four bedrooms, providing built-in wardrobes and wash hand basins.

The property has been well-cared for over the years and now requires sympathetic modernisation. The property is sold with the benefit of no onward chain.

Outside, there is a large rear garden with established trees and shrubs, patio area, lawn, greenhouse/potting shed and ample space for a vegetable garden. There is pedestrian access into the garage from the garden. The garage has power and lighting.

**Location**

Bowers Croft is a cul-de-sac located off Worts Causeway on the south side of the city and forms part of an ever-popular residential area. Local shopping is available on Hills Road, Cherry Hinton Road, Cambridge Leisure Park and the concourse at Addenbrooke's Hospital. Primary schooling is at Queen Edith School and Morley Memorial Primary School and secondary schooling is at Netherhall or Coleridge Community Colleges. It is also well situated for Hills Road and Long Road Sixth Form Colleges and private schooling for all age groups. The house is conveniently located for Addenbrooke's Hospital and the Biomedical Campus, Cambridge South Station, Babraham Institute, Granta Park. and the A11 and M11. Nearby walks are available on The Gog Magog Hills and Wandlebury Country Park.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - F

**Fixtures and Fittings**

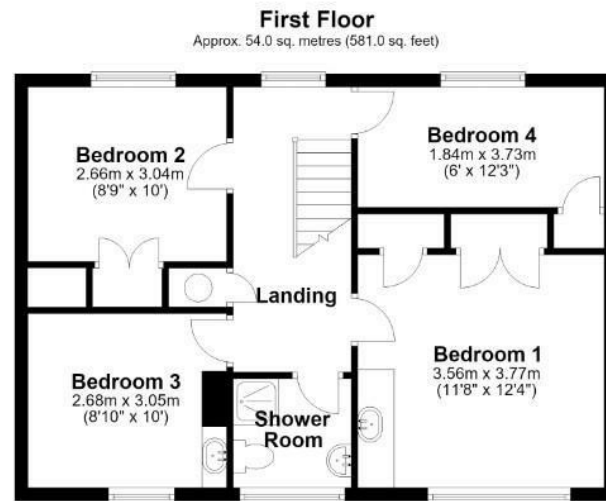
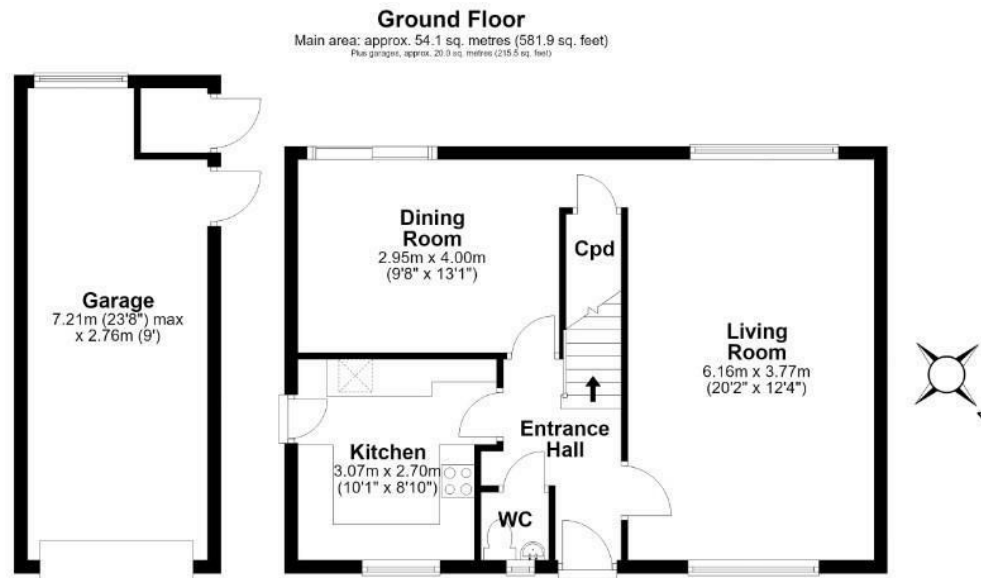
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Main area: Approx. 108.0 sq. metres (1163.0 sq. feet)  
Plus garages, approx. 20.0 sq. metres (215.5 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                             | 61      | 77        |
| EU Directive 2002/91/EC                     |         |           |



