



11 King's Road, Cambridge, CB3 9DY
Guide Price £775,000 Freehold



rah.co.uk
01223 323130

A WELL PRESENTED, MODERN FOUR BEDROOM TOWNHOUSE WITH GARAGE AND PARKING IN THIS SOUGHT-AFTER WEST CAMBRIDGE LOCATION.

- 1333 sqft / 123.7 sqm • Built in 1991 • Integral garage and parking space • Courtyard garden • Overall plot size - 0.03 acres • EPC - C / 75 • First floor living room • Council tax band - F • 4 bedrooms, bathroom, ensuite shower, w.c • Gas-fired radiator heating & double glazing

11 King's Road is a well presented, mid-terrace townhouse of brick and rendered elevations under a slate style roof with dormers. There is spacious accommodation on three floors extending to about 1333 sqft plus garage.

On the ground floor is an entrance hall, cloakroom and the spacious well fitted, bespoke kitchen/dining room with sliding doors to the garden. The first floor has the light and airy living room with two Juliet balconies as well as the family bathroom, two bedrooms and a large airing cupboard on the landing. The second floor has two further bedrooms, one with an ensuite shower room, and access to the loft space.

The front garden is mainly hard landscaped with an established amelanchier tree. There is a parking space, access to the garage and an externally accessed boiler cupboard. The garage has light and power and an electrically powered up-and-over door. There is plumbing for a washing machine, space for a dryer and a cold water tap next to the up and over door. The fenced east facing rear garden is about 26ft deep x 16ft wide and is paved and on two levels with mature shrub borders. There is an outside tap. The garden is very private and enjoys the benefit of the mature trees located on the land behind the house.

The property has radiator gas-fired heating and double glazing. Many of the windows and doors were updated in 2024. The property was updated with a new kitchen/dining room and downstairs WC in 2011, and new bath and shower rooms in 2016/17.

Location

King's Road forms part of the popular Newnham locality, a conservation area, on the west side of the city. It is well positioned for access to the village amenities including shops, butcher, chemist and Newnham Croft Primary School, whilst only a 5 minute walk to the River Cam and Grantchester Meadows. There is easy access to the city centre and many of the University departments. The railway station (about 2.25 miles) and the M11 (about 1.5 miles) are easily accessible. Addenbrooke's Hospital/ biomedical campus is about 2.25 miles.

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

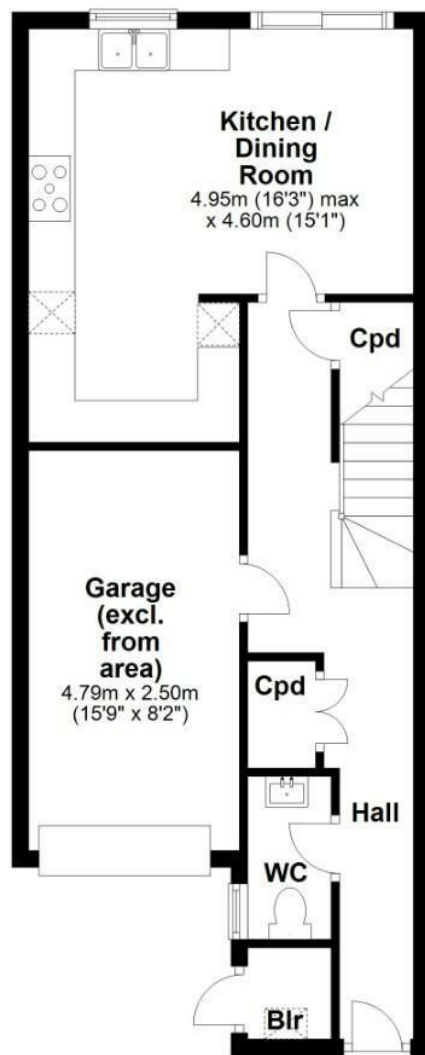
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





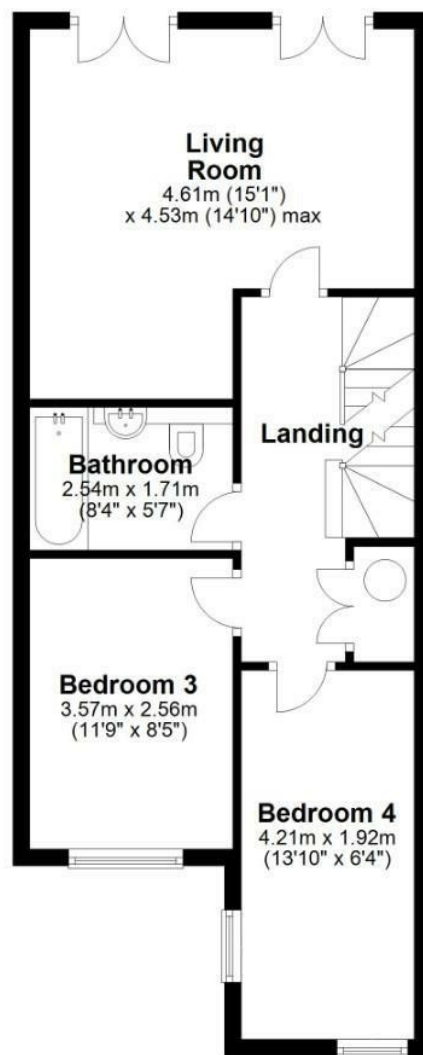
Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



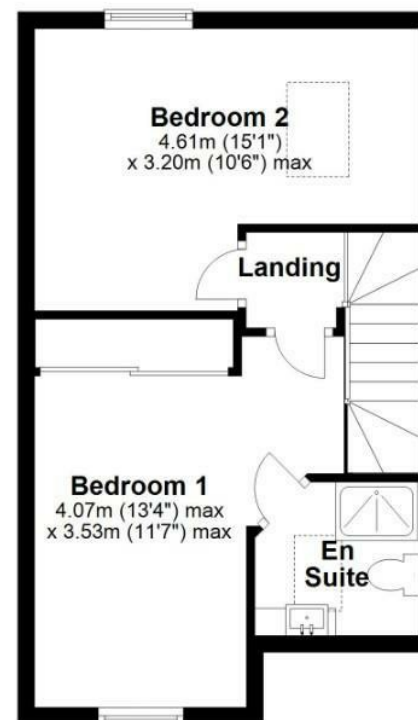
First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Second Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 123.7 sq. metres (1331.6 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		
(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		75	84
		EU Directive 2002/91/EC	

