



16 Pakenham Close, Cambridge, CB4 1PW
Guide Price £450,000 Freehold



rah.co.uk
01223 323130

A NICELY POSITIONED END-OF-TERRACE HOUSE WITH A SOUTH-WEST FACING GARDEN AND A GARAGE EN-BLOC, FRONTING ONTO ALLOTMENTS AND AVAILABLE WITH NO ONWARD CHAIN.

- 1050 sqft / 98 sqm
- 3 bed, 1 recep, 1.5 bath
- Garage en-bloc
- Plot size - about 0.06 acres
- EPC – E / 49
- End-of-terrace house
- 1960's
- Gas-fired heating to radiators
- Council tax band C
- No onward chain

This end-of-terrace house is situated in a pleasant cul-de-sac just off Union Lane. No.16 enjoys a particularly good position with a private south-facing walled garden and fronting onto the Old Chesterton Allotments. The house is gas-fired central heating and double glazed throughout, is in need of some updating in areas, but clean, tidy and newly painted.

The accommodation briefly comprises an entrance hall with a useful built-in storage cupboard, stairs to the first floor and access to a cloakroom W.C. The generously sized living room benefits from a dual aspect and has a panelled feature wall, contrasted by exposed stonework. The kitchen has been fitted with a range of base and eye-level units and has space/plumbing for various appliances. Integrated appliances include an oven and electric hob with an extractor over.

Upstairs are three bedrooms, all with built-in cupboards. The bathroom has been fitted with a white suite and includes a shower over the bath.

Outside, there is a small open-plan garden to the front with a number of established trees. The courtyard garden is due south-west, paved for ease-of-maintenance and offers a good degree of privacy. The garage is located in a nearby block at the end of the cul-de-sac.

Location

Pakenham Close is situated off Milton Road via Union Lane and is less than 2 miles from Cambridge City centre. The area is well placed for access to the Cambridge Science Park, Cambridge North Train Station and the A14 / M11 road networks.

No.34B falls within the catchment of several excellent schools, including Chesterton Community College. The surrounding CB4 area is well-known for its trendy cafés and bars, and local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away.

Cyclists are well catered for with a dedicated cycleway nearby adjacent to the Guided Busway providing safe access to the Science Park and Cambridge North from where London can be reached in under an hour.

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

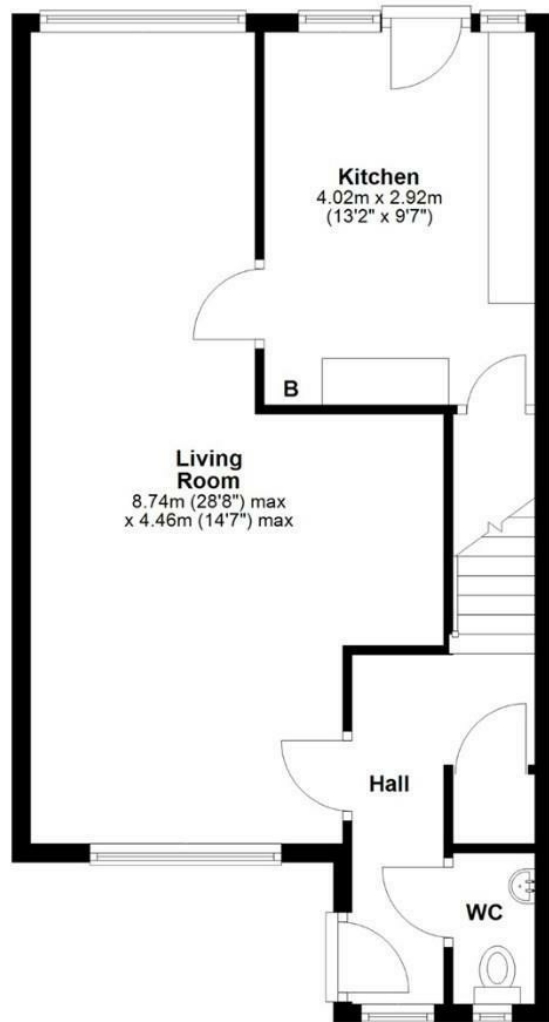
The vendors advise that all fixtures and fittings are included in the sale of the freehold interest.

Viewing

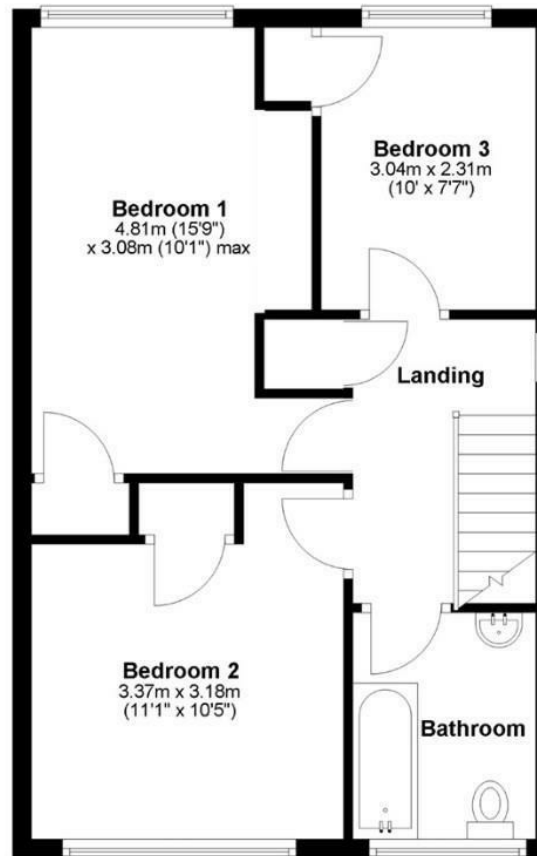
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 98 sqm (1050 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

