

26 Whitehill Road, Cambridge, CB5 8LX

Guide Price £435,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED 3-BEDROOM, SEMI-DETACHED HOUSE WITH GENEROUS FRONT AND REAR GARDENS, LOCATED OFF NEWMARKET ROAD. BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 930 sqft / 86.5 sqm
- 3 beds, 1 reception, 1 bathroom
- On-street parking
- Gas central heating to radiators
- Plot size - approx 0.09 acres
- 1950's semi-detached house
- Large rear garden
- No onward chain
- Double glazing
- EPC – E / 54

26 Whitehill Road is located off Newmarket Road and is within easy reach of local amenities, large open green spaces and the city centre.

The property offers comfortable accommodation, in good decorative order, with a practical layout, over two light and airy floors. Like others in the area, the property provides an excellent opportunity for expansion (subject to the necessary planning consents).

The ground floor level comprises an entrance hall, a dual aspect sitting/dining room and a well-equipped kitchen.

The first-floor level comprises a landing area leading to three bedrooms and a family bathroom.

Outside, the property is approached via an established front garden, which provides screening from the street. There is gated side access leading to brick-built store/workshop and covered bicycle storage. There is a large rear garden, which is predominately laid to lawn.

Location
The Abbey area of the city is a very convenient and thriving place to live, with major retail parks, supermarkets and leisure facilities within walking distance on Newmarket Road. It is just a couple of miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common. The Abbey public swimming pool, gym and leisure centre is a stone's throw from the property, being located just off Whitehill Road, with Coldham's Common beyond. Approximately 20 metres from the property, on Whitehill Road is a bus stop, which has services running to Addenbrooke's and the mainline train station.

There is primary schooling at The Galfrid School, which feeds into Coleridge Community College, both of which are part of The Cambridge Academic Partnership.

It is equally convenient to get out of town, with a pleasant walk or cycle of about a mile leading to Fen Ditton with its traditional and riverside pubs and Junction 34 of the A14 within 2 miles.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

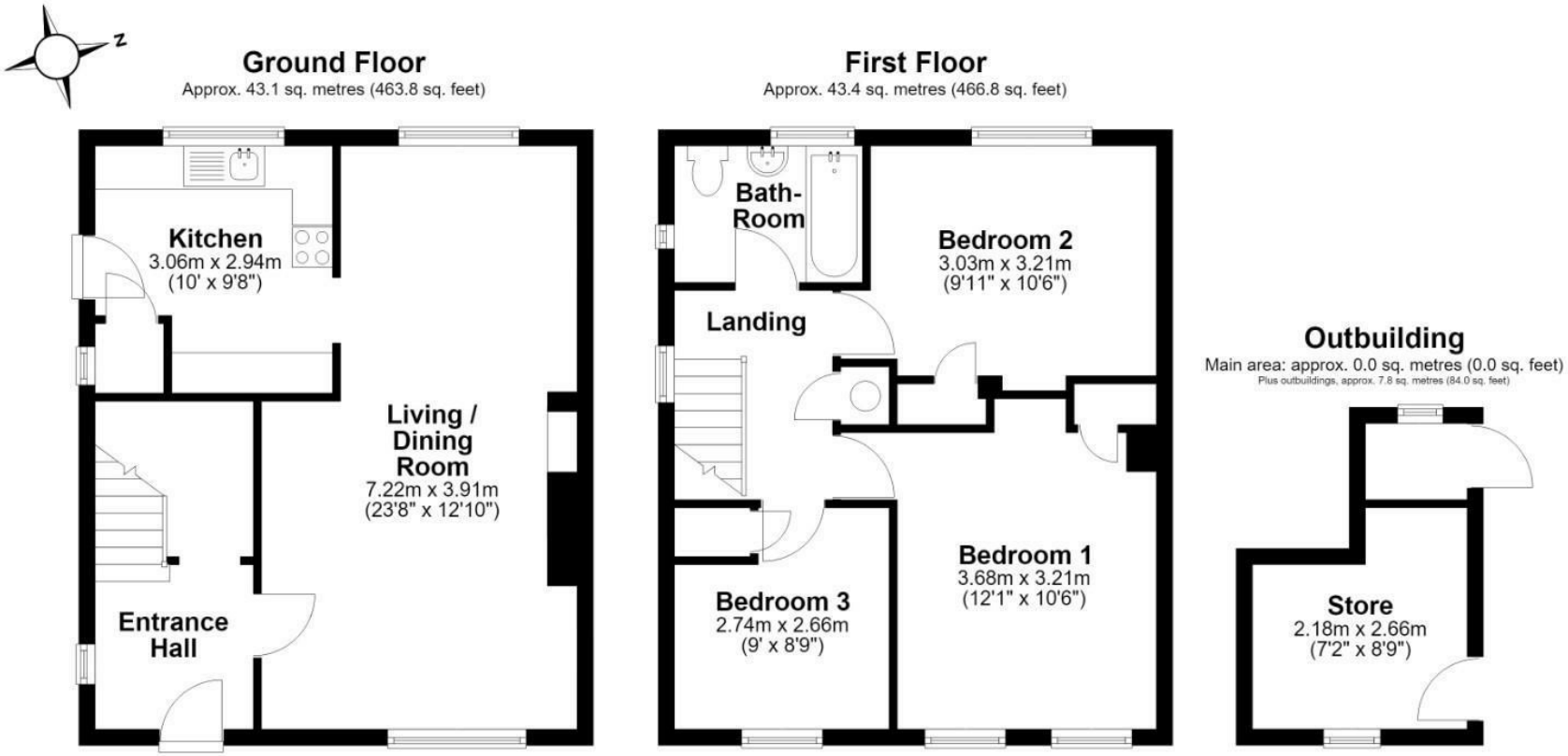
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

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



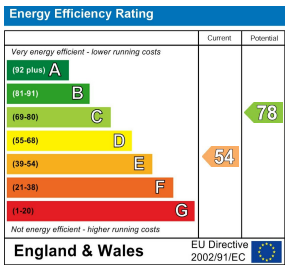






Main area: Approx. 86.5 sq. metres (930.6 sq. feet)

Plus outbuildings, approx. 7.8 sq. metres (84.0 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.









