



10 Brownlow Road, Cambridge, CB4 3NG  
Offers Over £500,000 Freehold



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**A BRIGHT AND EXTENDED FAMILY HOME WITH A GARAGE, DRIVEWAY PARKING AND A PRIVATE REAR GARDEN, ENJOYING A PEACEFUL POSITION IN THIS FRIENDLY NEIGHBOURHOOD SITUATED JUST OFF HISTON ROAD.**

- Extended and versatile semi-detached home
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Less than 2 miles from the city centre
- Garage and driveway
- Plot size - 0.06 acres
- 1100 sqft / 102 sqm
- Close to the A14 / M11 road networks
- Gas-fired heating to radiators
- Excellent local schooling
- Built in the 1960s

This extended semi-detached residence has been exceptionally well cared for since it was purchased in 2015 and offers bright, well-proportioned accommodation of 102 sqm / 1100 sqft, as well as a useful garage.

The accommodation briefly comprises an entrance porch with space for coats and footwear. There is a large living room which benefits from southerly aspects and has an adjoining dining room. The kitchen has been fitted with a range of base and eye-level units; integrated appliances include an oven and 4-ring gas hob with extractor over. There is a useful study area with a side door to the rear garden and access to a stylish shower room with W.C. Completing the ground floor accommodation is a versatile family room with a set of French doors leading to the private rear garden.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles and include built-in storage. The bathroom benefits from a dual aspect and has been fitted with a white suite including a p-shaped bath with shower over. The landing has a storage cupboard and provides access to a partially boarded loft.

Outside the front of the property is set back behind a shingle driveway and shared concrete drive which gives access to a single garage and the private rear garden. The rear garden itself has been landscaped with a stone terrace, well suited to alfresco dining. The remainder is laid to lawn and there is a useful storage shed located at the foot of the garden. The garden extends to around 58' (17m).

**Tenure**

Freehold

**Agent's Note**

The property is steel framed. The buyer, if using a mortgage provider will need to disclose this to the lender.

**Location**

Brownlow Road is within easy reach of the city centre and is close to Histon Road with its various shops and supermarkets. Access out to the M11 and A14 is very straightforward along Huntingdon Road or Histon Road and the West University site is around a mile away. Castle Hill's restaurants and public houses are just over a mile away and Magdalene Street and the bustling city centre around 1.5 miles away.

**Services**

All mains services connected

**Statutory Authorities**

Cambridge City Council  
Council Tax Band - D

**Fixtures and Fittings**

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

**Viewing**

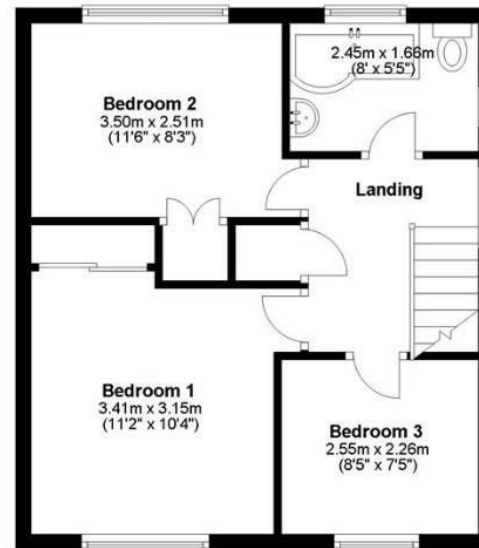
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 102 sqm (1100 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

