



9 Thirleby Close, Cambridge, CB4 3RS

Guide Price £475,000 Freehold



rah.co.uk
01223 323130

A VERY WELL-PROPORTIONED, DETACHED BUNGALOW OFFERING BRIGHT AND AIRY ACCOMMODATION INCLUDING 2 BEDROOMS, OCCUPYING A GENEROUS PLOT ON A QUIET CUL-DE-SAC TO THE NORTH OF THE CITY CENTRE. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN

- Detached single storey residence
- Spacious sitting room and conservatory
- Family bathroom
- Driveway parking for 2 vehicles
- Plot size of 0.09 acres
- 2 bedrooms
- Dual aspect kitchen/dining room
- Private and mature gardens
- Scope for expansion (STPP)
- EPC-C / 69

This detached, spacious bungalow was constructed in the 1950's and offers practical, bright and airy accommodation including 2 bedrooms. Located on a quiet cul-de-sac of mostly detached homes, the property occupies a private and generous plot which is around 1.5 miles north of the city centre and is within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively.

A side entrance opens into an entrance hall, which has access to the principal rooms, an airing cupboard, a storage cupboard, and a hatch with pull-down ladder to the sizeable loft space. There are 2 bedrooms, with bedroom 1 being a comfortable double which includes fitted wardrobes and bedroom 2 leading to a conservatory, which has views of and access to the rear garden. Generously sized, the sitting room benefits from a dual aspect and an electric fire. The well-appointed kitchen/dining room has a range of fitted units with tiled splashbacks, an integrated electric oven with a gas hob and extractor hood over, a cupboard housing the boiler, a glazed door to the rear garden and spaces for further appliances. The bathroom is mainly tiled and has a panelled bath with shower over, pedestal wash basin and a heated towel rail. There is a separate WC.

Outside, the property is set back behind a low-level boundary wall and a paved driveway with wide access leading to the former garage, which has power connected. A secure side gate leads to the well-tended rear garden, which is mature and partly lawned, with a patio area, further seating area with pergola, a variety of trees and shrubs, a greenhouse and timber shed.

Location

Thirleby Close is a small cul-de-sac just off Harding Way, which, in turn, is located off Perse Way. It is located around 1.5 miles north of Cambridge city centre and provides convenient access to the A14, M11, and Cambridge Science Park. Local amenities include shops, a pharmacy, library and community centre. The property falls within the catchment for Arbury Primary School and Chesterton Community College, rated 'good' and 'outstanding' respectively.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

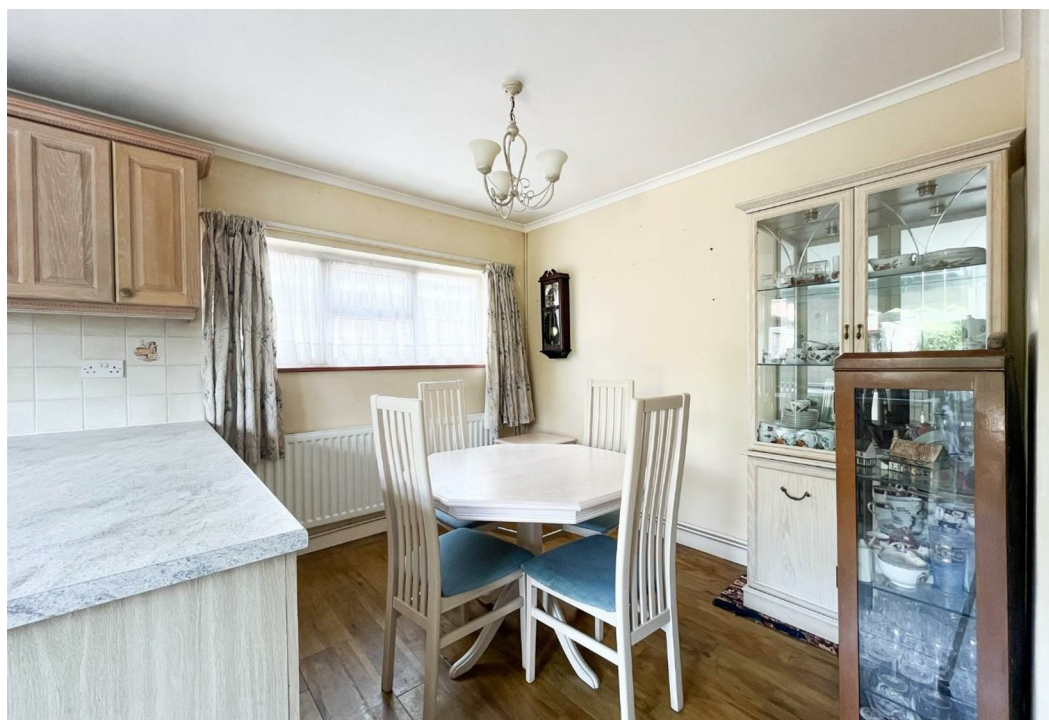
Cambridge City Council
Council tax band-D

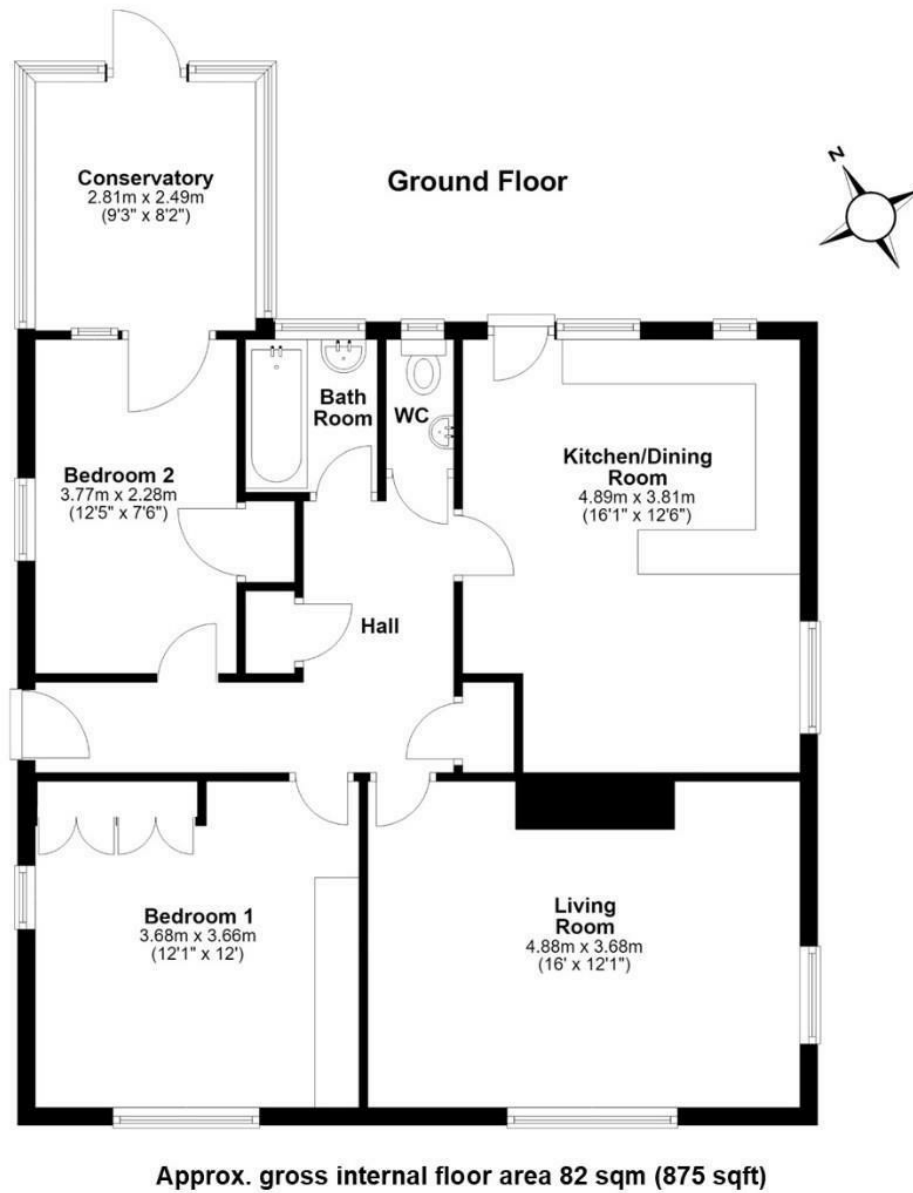
Fixtures and Fittings

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(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.

