



52 Campkin Road, Cambridge, CB4 2NG  
Guide Price £350,000 Freehold



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**AN ESTABLISHED 1960'S HOUSE OF 850 SQFT / 78 SQM, WITH A GARDEN  
EXTENDING TO AROUND 46FT, ENJOYING A CONVENIENT POSITION JUST A MILE  
FROM THE SCIENCE PARK AND FOR SALE WITH NO CHAIN.**

- 850 sqft / 78 sqm
- 3 bed, 2 recep, 1.5 bath
- Approximate plot size - 0.04 acres
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- North-east-facing garden measuring 46ft x 20ft
- On-street parking
- EPC – D / 68

This established home is in need of sympathetic updating throughout, yet offers an exciting opportunity to acquire a 1960's house in a convenient city location, close to the Science Park and within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises an entrance hall with space for coats and footwear with stairs to the first floor. There is a bright open-plan living/dining room, which benefits from a dual aspect. Adjoining the dining area is a kitchen, which has been fitted with a basic range of units and has space/plumbing for appliances, and a door opening onto the private rear garden.

Upstairs are three bedrooms, two of which are comfortable doubles, and the third bedroom houses a Glow-worm combi-boiler, installed in 2009. There is bathroom with a bath and basin, and a separate W.C.

Outside, the property is set back behind a mature hedgerow and has a small open-plan garden. The rear garden measures 46ft x 20ft, laid mainly to lawn and has a useful brick-built store and storage cupboard.

**Agent's Note**

We understand No.52 has a flying freehold over a shared passageway, which belongs to No.50.

**Location**

Campkin Road is located off King's Hedges Road just off Milton Road and situated about 1.5 miles north of the city centre. The area is also well placed for access to Cambridge Science Park, Cambridge North Railway Station and A14. Local shopping facilities are available on Milton Road, Arbury Court as well as Campkin Road itself. A doctor's surgery and good schooling is close by.

**Tenure**

Freehold

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

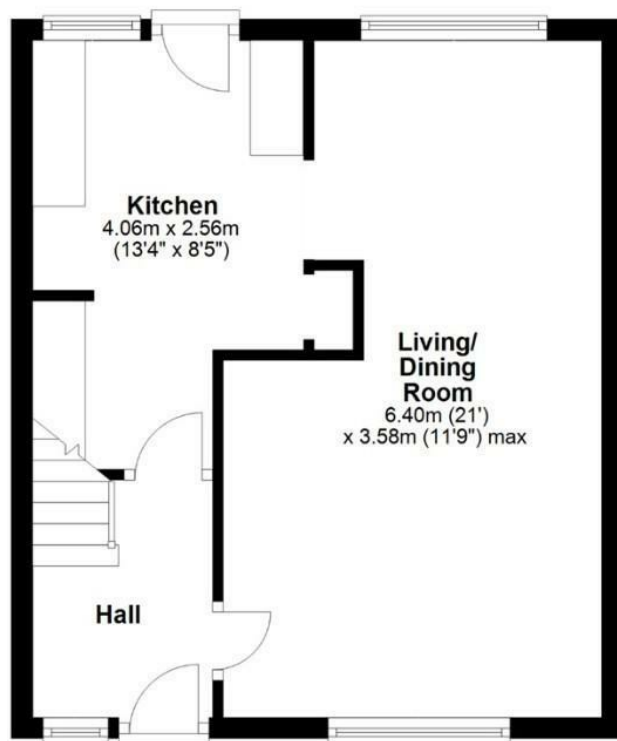
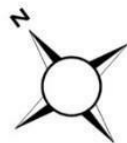
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

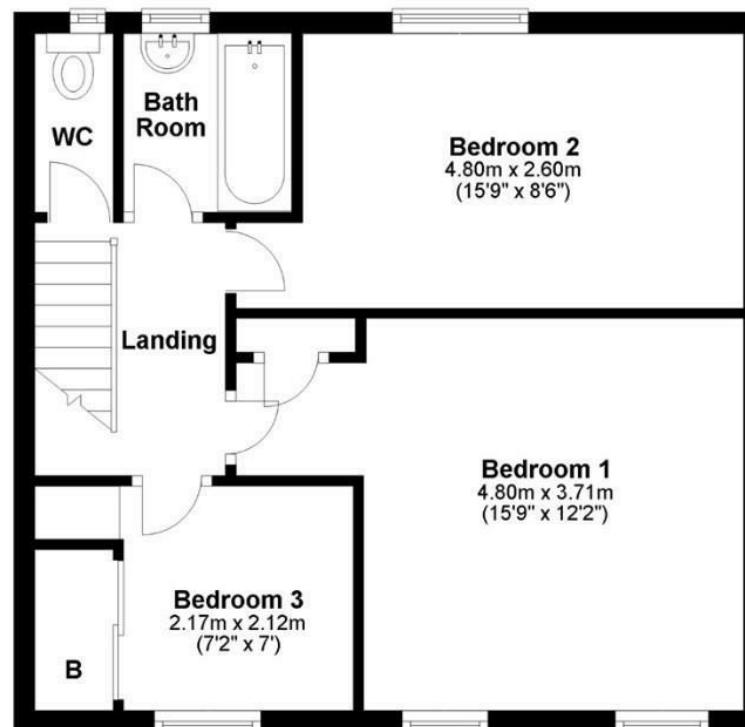
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 78 sqm (850 sqft)

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

