



28 Akeman Street, Cambridge, CB4 3HG  
Guide Price £495,000 Freehold



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**AN EXTENDED AND VERSATILE HOUSE OF 1050 SQFT / 98 SQM WITH A GENEROUS SOUTH-FACING REAR GARDEN, WELL-SUITED TO FIRST-TIME/INVESTMENT BUYERS ALIKE AND OFFERING SCOPE TO EXTEND FURTHER. NO CHAIN.**

- Semi-detached house
- 3 beds, 2 baths, 3 receipts
- 1940's
- Gas fired central heating to radiators
- Council tax band - C
- 1050 sqft / 98 sqm
- 0.07 acre
- Driveway parking
- EPC - D - 66

No.28 Akeman Street is a spacious semi-detached house, representing an exciting opportunity to acquire a home with an abundance of potential in this sought-after city location. The area offers good local schooling, excellent transport links and is within walking distance of a number of shops including Aldi, Iceland, and Co-op.

The accommodation briefly comprises a living room, finished with laminate wood flooring which continues through to a spacious dining room with a door opening into a conservatory. The kitchen has been fitted with a range of base and wall-mounted units, has space/plumbing for various appliances and a door leading to a ground floor shower room comprising a wash hand basin, shower enclosure and a low-level W.C.

Upstairs are three bedrooms, two of which are comfortable doubles and include built-in storage. Bedroom 3 currently serves as a first-floor study/seating area with a boiler cupboard, this is open-plan but could easily be divided off by way of a partition wall. Finally, there is a bathroom which has been fitted with a three-piece suite.

Outside the front of the property has a driveway and an open-plan garden, stocked with several established shrubs and trees. A side gate leads to the private south-facing garden which measures 67ft x 24ft and offers a superb degree of privacy. There is a block paved patio, well suited to alfresco dining. The remainder is laid to lawn and bordered with a variety of mature shrubs, beds and trees. There is a useful storage shed located at the foot of the garden.

The exciting scope to further extend and the generous south-facing plot demands an early viewing.

**Location**

Akeman Street is perfect for buyers who are looking to take advantage of the City's excellent shopping, recreational and cultural amenities, while living in a quiet residential street with a more village style and community feel.

It's a pleasant 20-minute walk into the City Centre across the river Cam and the open space of Jesus Green, or a 5-10 minute bike ride. The property is in the catchment area for St Luke's C of E Primary School, a short walk away. And Chesterton Community College, rated 'Outstanding' by Ofsted, is just down the road.

The location offers good access to the A14/M11 road networks, Cambridge North train station and the Business and Science Parks.

**Tenure**

Freehold

**Services**

Mains services connected include gas, electricity, water 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 interest.

**Viewing**

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





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

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

86

66

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.

