



21 Kelsey Crescent, Cambridge, CB1 9XT
Guide Price £539,000 Freehold



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01223 323130

A FULLY REFURBISHED AND EXTENSIVELY IMPROVED, 3 BEDROOM DETACHED FAMILY HOME, SITUATED IN THE SOUGHT-AFTER AREA OF CHERRY HINTON. SITUATED ON A LARGE CORNER PLOT INCLUDING GARDENS, GARAGING AND PARKING WITH THE BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

- 108 sqm / 1164 sqft
- 3 bedrooms, 2 receptions, 1.5 bathrooms
- Rear garden size - 9.95m x 10.25m
- Built in 1972
- EPC – C / 69
- Detached house
- Corner plot with scope to extend
- Garage & driveway parking
- Replacement double glazing
- Council tax band - D

21 Kelsey Crescent stands detached on a generous corner plot within this popular residential cul-de-sac close to wide range of facilities on Cherry Hinton High Street.

A full and comprehensive refurbishment program has just been completed and includes a new kitchen, bathroom and flooring. The property has also been fully rewired, replastered and has a new central heating system, which includes a new boiler, new radiators and new pipe work. The property now offers spacious and well-designed accommodation, finished to a high standard, with all principal rooms benefiting from lots of natural light. Subject to planning consent, there is scope for extensive expansion to the side without impacting on important outside garden space.

The accommodation comprises a spacious reception hall with access to a WC. The generous sitting/dining room has attractive flooring and provides access to a large conservatory extension, which leads to the garage. A new, redesigned kitchen provides an extensive range of modern handleless storage units and drawers, a range of integrated appliances including a single oven, induction hob with an extractor over, dishwasher and washing machine and working surfaces with an inset, one and a half sink unit and drainer.

Upstairs, the first-floor landing leads to a newly refitted family bathroom suite and three bedrooms.

Outside, the property is approached via a driveway providing parking and access to the garage with work bench and shelving. Gated side access leads the rear garden. The garden is predominantly laid to lawn and has a patio area and a greenhouse with shelving. The property owns the grassland along the side of the garden fence up to the pavement.

Location

Kelsey Crescent is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles south-east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas 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

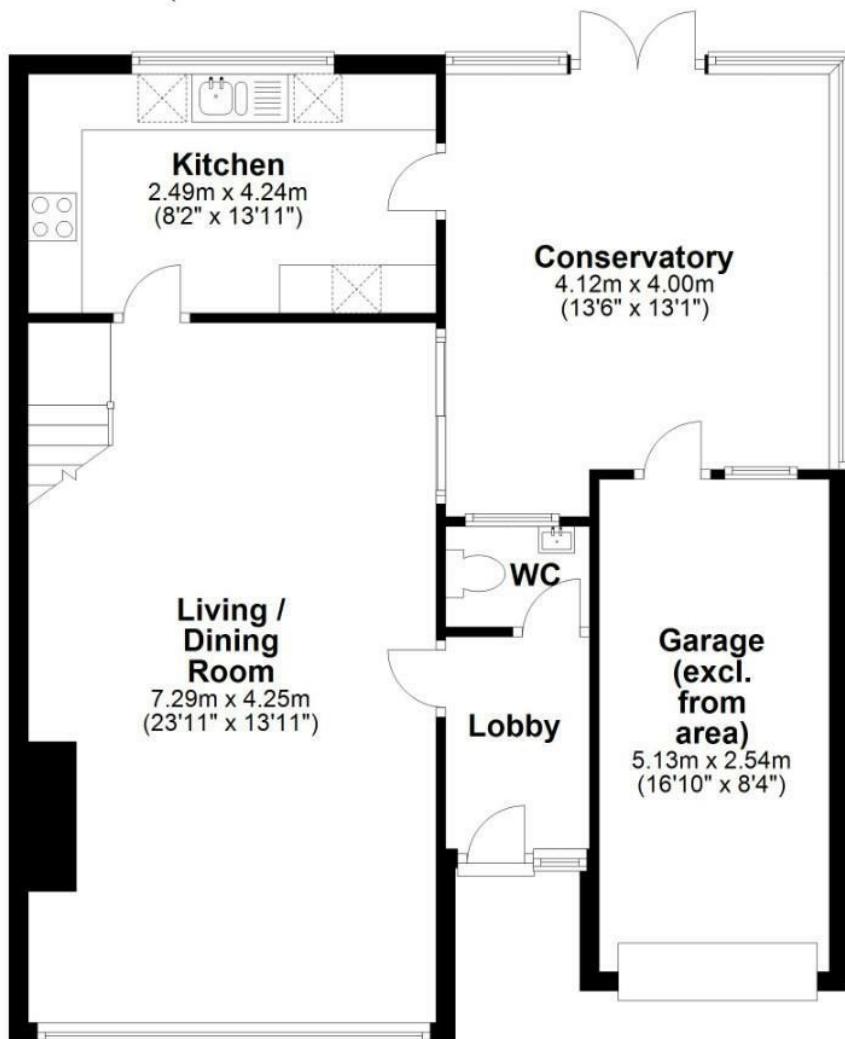
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 66.1 sq. metres (711.8 sq. feet)

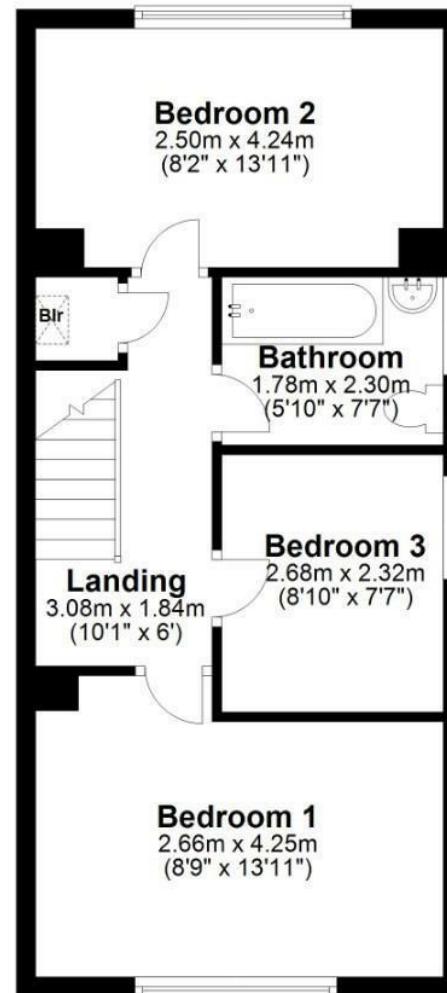


Total area: approx. 108.2 sq. metres (1164.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 82 |
| (81-91) | B | |
| (69-80) | C | 69 |
| (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 | |

