



14 Brothers Place, Cambridge, CB1 8BN  
Guide Price £475,000 Freehold



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01223 323130

**A MODERN FOUR-BEDROOM TOWNHOUSE SITUATED AT THE END OF A QUIET CUL-DE-SAC LOCATION AROUND A COMMUNAL GREEN WITH AMPLE PARKING. OFFERING WELL-PROPORTIONED ACCOMMODATION OF 1000 SQFT, THE PROPERTY IS LOCATED IN A SOUGHT-AFTER SOUTH CITY LOCATION CLOSE TO ADDENBROOKE'S HOSPITAL BIOMEDICAL CAMPUS AND ARM. THE PROPERTY IS SOLD WITH NO ONWARD CHAIN.**

- 1000 sqft / 93 sqm
- Townhouse
- Plot size - approx 0.02 acres
- Gas-fired heating to radiators
- EPC - C / 70
- 4 bedrooms, 2.5 bathrooms, 1 reception room
- Built 2002
- Driveway parking
- Easy maintenance garden
- Convenient for Addenbooke's, ARM and the station

Upon entering the property, you are greeted by a spacious entrance hall with cloakroom and stairs to the first floor. To the front of the property is a well-fitted kitchen providing an extensive range of wall-mounted and base-level units with ample work surfaces and matching splashbacks. There is a fitted Bosch oven and hob with an extractor hood, an integrated dishwasher, a washing machine, a built-in fridge/freezer, and a cupboard housing the gas-fired boiler serving both the domestic hot water and central heating systems. There is window to front, and double doors opening to the sitting room, which in turn has a large window and French doors to the rear garden.

Upstairs there are three spacious double bedrooms, one single bedroom and a family bathroom set over two floors. Bedroom one, on the second floor, has an ensuite shower room comprising a large shower cubicle, hand wash basin with vanity unit, a low-level WC, complementary tiling and inset lighting. The family bathroom is a three-piece suite containing a panel bath, WC, hand wash basin, tiled surrounds and a towel rail.

Outside, there is a low-maintenance rear garden, fully enclosed by fencing with a gate to the rear for access and to the front of the property is a large block paved area providing off street car parking.

#### **Location**

Brothers Place is a popular residential area situated just off Cherry Hinton Road, about 2 miles south-east of Cambridge City centre and just under 1 mile from Cherry Hinton High Street where there is a wide selection of local shopping and other facilities. Primary schooling is at Queen Edith's with secondary schooling at Netherhall. It is also well placed for ARM, Addenbrooke's Hospital and Cherry Hinton Hall where there is a children's playground.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

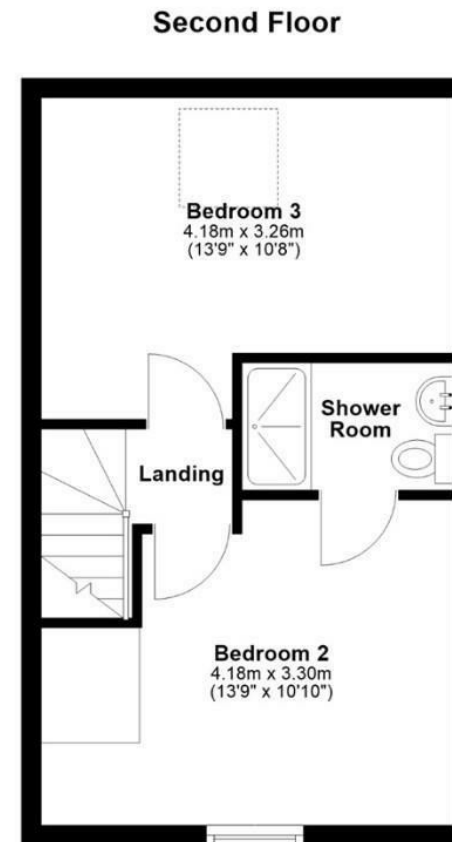
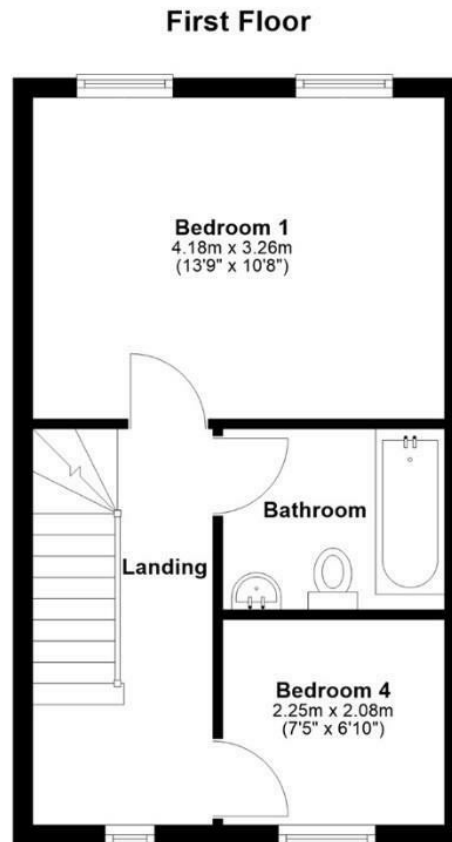
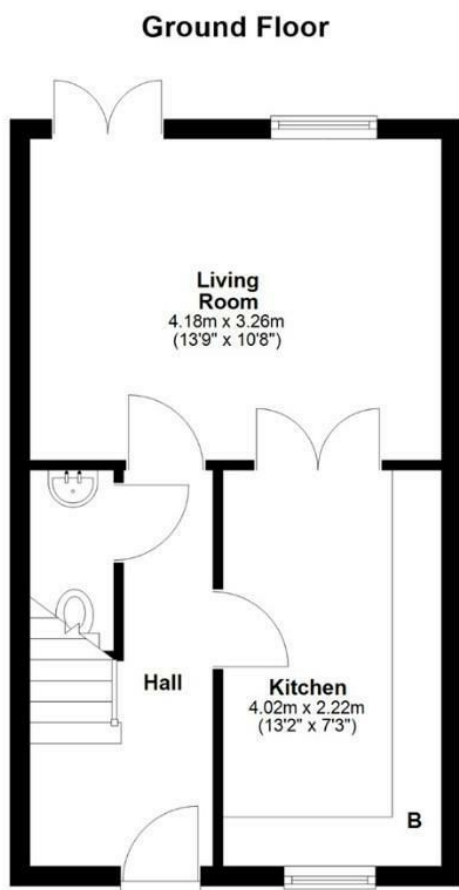
#### **Fixtures and Fittings**

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 93 sqm (1000 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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.

