



175 St. Matthews Gardens, Cambridge, CB1 2PS
Guide Price £625,000 Freehold



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A MODERN CITY TOWNHOUSE PROVIDING UPGRADED FAMILY ACCOMMODATION WITH THE BENEFIT OF A PRIVATE SOUTH-FACING GARDEN, SECURE ALLOCATED PARKING AND USE OF COMMUNAL GARDENS, LOCATED CLOSE TO MILL ROAD AND CAMBRIDGE STATION.

- 1355 sqft / 125 sqm
- Built between 2003 and 2005
- Gas central heating system and double glazed throughout
- Secure allocated parking space
- Plot size - 0.02 acres
- Modern end-terrace townhouse
- 3 bed, 2 reception, study & 2.5 bath
- Private south-facing rear garden & front courtyard
- Resident's communal gardens and bicycle store
- EPC – TBC

This end of terrace townhouse is located within the centrally located St Matthew's Gardens development in Petersfield, close to scenic riverside walks leading to the city centre. The development benefits from secure allocated parking, bicycle storage and well-kept communal gardens for residents and guests to enjoy.

The accommodation is arranged over four immaculately presented floors, extending to 1355 sqft, providing flexible living/home working spaces with recent upgrades to both bathroom suites.

The lower ground floor has been altered, opened and refitted to create a light and generous kitchen/dining room with access to front and rear outside areas. The kitchen is well-equipped and has a range of matching contemporary units and drawers, a central island, extensive working surfaces and a range of integrated appliances. The dining area has an attractive bay with views of and access to the garden. A useful utility room leads to a secure front courtyard area, ideal for additional storage.

The upper ground floor level comprises a reception hall, cloakroom/WC, study/bedroom 4 and a charming sitting room with a bay window overlooking the rear garden.

The first-floor landing area leads to an impressive and recently refitted bathroom suite and two spacious double bedrooms, both providing in-built wardrobes.

The principal bedroom suite spans the whole of the second floor and provides a newly refitted ensuite shower room and large walk-in wardrobe/dressing area.

Outside, there is a landscaped rear garden, which provides a high degree of privacy and a desirable south-facing aspect. Allocated parking for one vehicle is within the undercroft parking area.

Agent's Note

There is a service charge of approximately £950 per annum for the maintenance of the communal gardens and parking areas.

Location

The popular St Matthew's Gardens development is located in the central and vibrant Petersfield area of the city, moments from Mill Road, the Cambridge mainline station and within the catchment area for both St Matthew's Primary School and Parkside Secondary School. This modern scheme benefits from a generous central green, well-kept communal play areas and a secure undercroft car park where there is one allocated parking space belonging to the property.

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

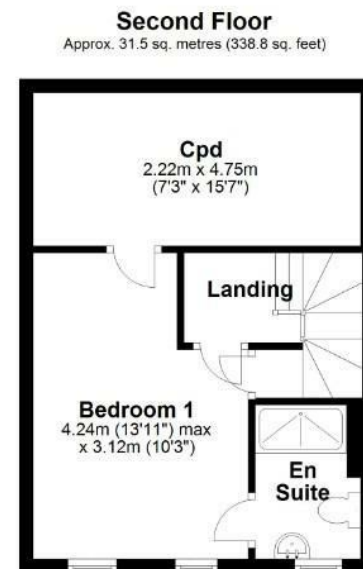
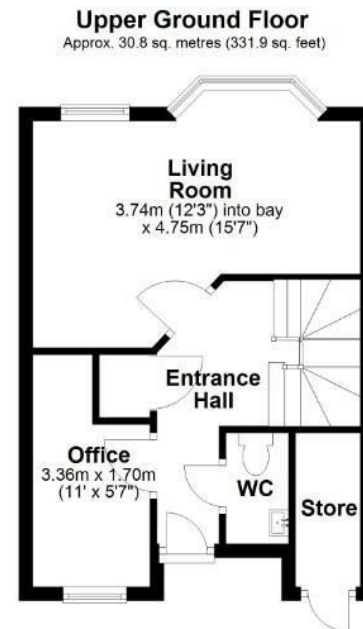
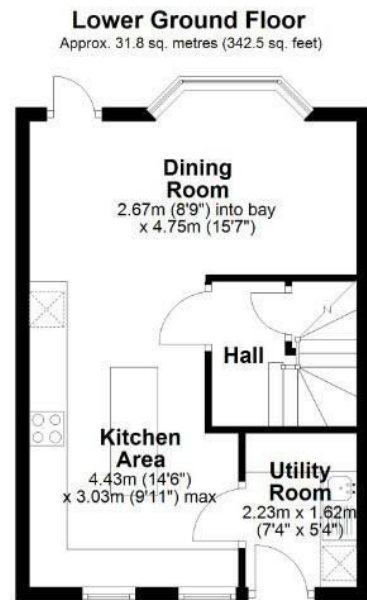
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	76	85
	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.



