



325 Newmarket Road, Cambridge, CB5 8JE

Offers Over £395,000 Freehold

- 61 square metres
- Central Location
- Close Access to A14
- Walking Distance to Cambridge City Centre
- Perfect for Commuters / Investors / First Time Buyers
- French doors leading to garden
- Easy use permit parking for visitors
- Well presented
- Private garden at the rear of the property
- Boarded loft with Velux window
- EPC Rating C





This beautiful Victorian property in the heart of Cambridge is an ideal home for a first time buyer, downsizer or opportunity for an investor. With an unbeatable location in central Cambridge just a short walk from The River Cam, town centre and endless shops this two bedroom home with enclosed private garden, easy to use permit parking for guests and stylish interior is a must to view.

The ground floor has a welcoming open plan living & dining room, with Oak flooring the space is warm, spacious and inviting. Dual aspect windows to the front and rear of the property along with thoughtfully designed lighting enhance the appeal of this versatile space.

The contemporary kitchen with high ceiling, white gloss units, butler sink, integrated appliances and underfloor heating provide a modern twist to this charming house. French doors lead to the enclosed private garden ensuring the kitchen is flooded with natural light.

The second floor has a good sized double bedroom with front aspect view, the triple glazed window ensures this delightful room with feature fireplace remains calm and quiet. Bedroom two is a single room with rear aspect window, a great space for a child, guest or office. Bedroom two also provides ladder access to the boarded loft space which is currently used for storage, this has the benefit of a Velux window.

The bright fresh bathroom, with a modern three piece suite with heated towel rail and large window completes this beautiful home.

The enclosed private garden has a covered pergola perfect for entertaining. A timber shed, neat shrub borders and outside tap make this the perfect low maintenance garden. Allocated parking is to the rear of the garden, additional parking for visitors is also available.

Living Room 2.90m x 3.80m (9'6" x 12'8")

Dining Room 3.30m x 3.80m (11" x 12'8")

Kitchen 4m x 1.80m (13" x 6")

Bedroom one 3m x 3.80m (10" x 12'5")

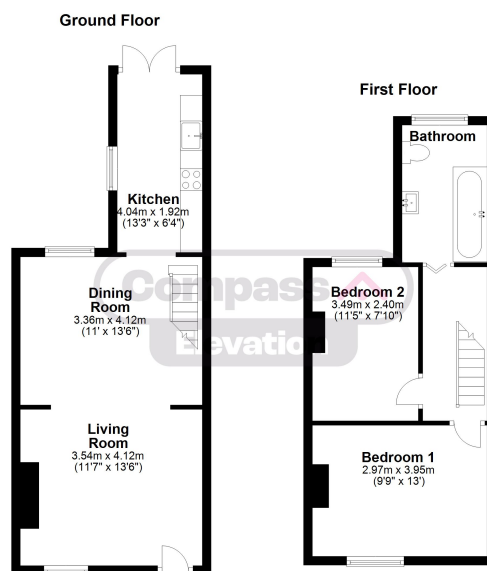
Bedroom two 3.40m x 2.15m (11" x 7")

Room Sizes are approximate and should not be used for ordering flooring or furniture.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture. Plan produced using PlanUp
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