

Radcliffe & Rust
Residential sales & lettings

319 Newmarket Road, Cambridge CB5 8JE
Guide Price £365,000

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this two bedroom mid-terrace property on Newmarket Road, CB5. This property is located in a prime position within Cambridge and is within easy walking distance of key retail areas including Newmarket Road Retail Park, The Beehive Centre and the Grafton Centre which offer many well-known shops and eateries. The property has excellent transport links including cycle paths in to Cambridge and a bus stop almost opposite the house. The property is just a seven minute cycle from Cambridge North Train Station and an eleven minute cycle ride from Cambridge Train Station. The Chisholm Trail which is a walking and cycling path is also easily accessible from the property and offers a mostly off-road and traffic free route between both Cambridge train stations and will link to Addenbrookes and the Biomedical campus in the South of Cambridge and the business and science parks in the North and will extend right to St Ives.

Radcliffe & Rust Estate Agents are delighted to offer for sale this bright and inviting mid terraced property on the ever popular Newmarket Road. Offering two bedrooms and a private rear garden, the property enjoys an excellent location close to all of Cambridge's amenities.

Upon entering the property, there is an entrance porch / vestibule space which offers valuable storage for coats, shoes, buggies and everything in between! Once inside the main property, there is a bright and inviting living and dining room with stairs leading to the first floor which are cleverly concealed behind a door. With a large window overlooking the rear garden and an internal window added in between the living and dining room and the vestibule beyond, the living and dining room has two former chimney breasts which could have fireplaces re-instated if required by the new owner. Both spaces are large enough to seat 4 - 6 people. The alcoves either side of the chimney breast in the dining space have been cleverly maximized by adding useful built-in storage cupboards. The living and dining room leads to the kitchen at the rear of the property. The kitchen is bright and modern with dual aspect windows, cream shaker style units and wooden style worktops. Within the kitchen there is an electric oven, hob, stainless steel sink and drainer and space for a washing machine and full height fridge freezer.

On the first floor, there are two double bedrooms and the bathroom. The first bedroom you come to at the top of the stairs is bedroom two. This good sized double bedroom overlooks the rear of the property and has a built-in cupboard within the room. The bathroom is accessed via bedroom two. With floor to ceiling white wall tiles, within the bathroom there is a bath with glass screen and overhead shower, W.C. and hand basin. Bedroom one overlooks the front of the property. Another good sized double, this bedroom has the added bonus of a stunning original fireplace.

The rear garden is accessed via a half glazed door from the kitchen. Mainly laid to lawn, the rear garden has a paved patio area and gate at the end of the garden leading out to the rear of the property. Behind the property there is private residential parking available.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax: Band B
Chain details: No onward chain



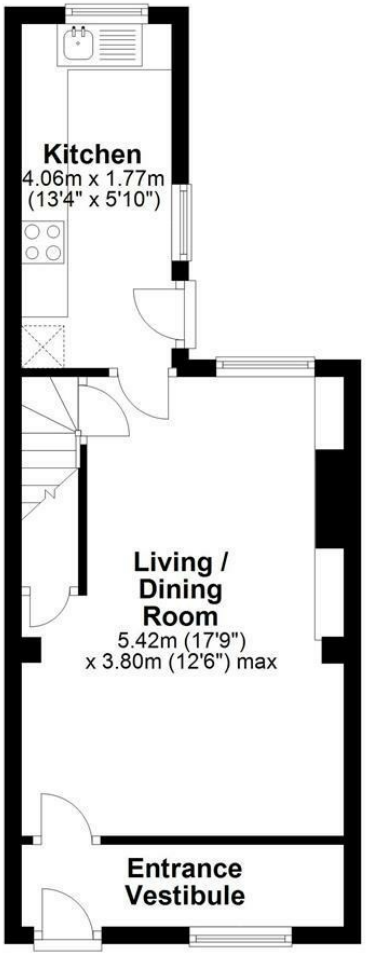






Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 60.9 sq. metres (655.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

