



**Radcliffe & Rust**  
Residential sales & lettings

**12 Stourbridge Grove, Cambridge CB1 3JA**  
**Guide Price £400,000**

Stourbridge Grove is ideally positioned within a popular and well-connected area of Cambridge, offering an excellent balance of residential living and convenient access to the city's many amenities. The property is located close to a range of local shops, supermarkets and everyday conveniences, while Cambridge City Centre is easily accessible by foot, bicycle, bus or car, providing an extensive selection of restaurants, cafés, shopping facilities and cultural attractions. The area is particularly well suited to families, with a number of highly regarded primary and secondary schools nearby, alongside parks, recreational spaces and community facilities. For commuters, the property offers excellent transport connections with easy access to the A14 and M11, while both of Cambridge's main railway stations are conveniently nearby. Cambridge North Station can be reached in approximately 10 minutes by bicycle, whilst Cambridge Station on Station Road is even closer at around a 7-minute cycle ride away, offering regular rail services into London and beyond. The nearby guided busway and extensive cycle routes also make travelling around the city straightforward and efficient. The location is also especially appealing for those working within Cambridge's thriving technology and science sectors, with Cambridge Science Park, the Business Park, St John's Innovation Centre and ARM all within easy reach. Addenbrooke's Hospital and the Biomedical Campus are also accessible, further enhancing the appeal of this convenient and well-established location.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this chain-free three bedroom semi-detached home on Stourbridge Grove, Cambridge. Positioned within a well-established residential area, this property presents an exciting opportunity for buyers seeking a home they can modernise and personalise to their own taste. Offering generous living accommodation, a substantial rear garden and excellent potential to extend further subject to the relevant permissions, the property is ideally suited to families, upsizers and purchasers looking for a long-term project with significant scope to add value.

The property is set back from the road behind a front garden and pathway leading to the entrance door. Once inside, the entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor.

To the front of the property is a spacious living room centred around a large bay window which fills the room with natural light. The room offers excellent proportions and provides a comfortable reception space with plenty of potential for refurbishment and reconfiguration if desired. To the rear of the property is a generous kitchen/dining room offering a range of fitted units, ample worktop space and plenty of room for a dining table, creating an ideal space for family life and entertaining. The kitchen flows through to the conservatory at the rear, which provides additional reception space overlooking the garden and offers excellent flexibility as a second sitting area, playroom or garden room. Adjacent to the conservatory is a useful lean-to area alongside a ground

floor WC.

Upstairs, the property offers three bedrooms comprising two comfortable doubles and a further single bedroom which could also work well as a nursery, home office or dressing room. The first floor shower room features a corner shower enclosure, WC and wash hand basin, with tiled walls and a window providing natural light and ventilation.

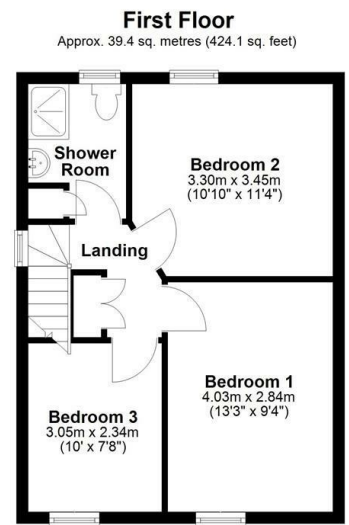
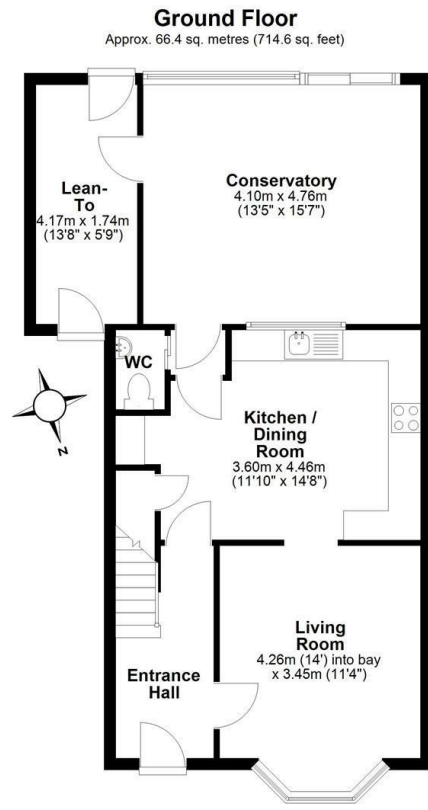
One of the standout features of the property is the substantial rear garden. Generous in length and mainly laid to lawn, the garden offers significant potential for landscaping, extension or further enhancement, whilst still retaining an excellent amount of outside space. Subject to the relevant planning permissions, there is clear opportunity to extend to the rear and create a much larger family home without compromising the garden size.

Offering huge potential throughout and available with no onward chain, this is a fantastic opportunity to acquire a well-proportioned home in a popular Cambridge location with excellent scope for improvement and future value growth. There is ample on street parking to the front of the property. Call or email us now to arrange your viewing.

#### Agent notes

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

