





Radcliffe & Rust, estate agents Cambridge, are delighted to present to the market 30 Cam Causeway, Cambridge, CB4. Situated close to Chesterton High Street and Nuffield Road, Cam Causeway is approximately two and a half miles from the City Centre, well placed for access to Cambridge Science Parks, ten minutes from Cambridge North Railway Station and is close the A14, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and the City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of the Ofsted rated "Good" Shirley Community Primary School (which is 0.1 miles from the property, less than five minutes walk) & the "Good" North Cambridge Academy (which is 1.3 miles from the property). Chesterton offers an excellent range of local facilities, including a good variety of shops.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright and well proportioned three bedroom end terrace property in Cam Causeway, CB4. Situated on a generous sized plot, this property already has great sized rooms throughout as well as the potential to further increase the living space (STP) if required by the new owner.

Upon approaching the property, there is a private front garden mainly laid to lawn with a paved parking area for up to two vehicles. Once inside the property there is a hallway with stairs leading to the first floor and to the left a doorway leading to the open plan living and dining room. This bright and inviting space has windows overlooking the front, side and rear of the property and is decorated in a calming blue and white colour pallet. The living end of the room overlooks the front of the property and has a bay window which has cleverly been used by the current owner to create a window seat. Within this space, there are also open shelves to showcase books and other worldly possessions. The dining end of the room can comfortably house a table for 6 - 8 people and there is also a useful built-in storage cupboard.

At the rear of the property is the kitchen. In a galley style, the kitchen consists of white wall and base units with white metro tiles and a contrasting wooden style worktop. Within the kitchen there is an induction hob, electric oven, integrated cooker hood, stainless steel sink and drainer and space for a dishwasher and full height fridge freezer. Directly off the kitchen, there is a separate utility room which has additional cupboard storage and space for a washing machine and tumble dryer. From the utility room, there is a half glazed door leading to the rear garden and a door leading to the downstairs cloakroom which has a W.C., hand basin and mirrored storage cupboard.

Upstairs, there is an L shaped landing leading to all three bedrooms and the family bathroom. The first room you come to is bedroom one. Overlooking the front of the property, the master bedroom benefits from built-in wardrobes along one wall and has ample space for a large bed and additional furniture. This room also has a separate space which is currently being used as a walk-in wardrobe style space but could also be converted into an en-suite if required by the new owner. Next to bedroom one is bedroom three. Although

it is the smallest of the bedrooms, it is still a great size and could work well as an office or exercise space as well as a single bedroom or nursery. The family bathroom is perfectly positioned on the first floor between all of the bedrooms. Consisting of a dark blue vanity with W.C. and hand basin, the family bathroom also has a bath with overhead shower and the large mirror bounces light around the room. Bedroom two overlooks the rear of the property and is another great sized room large enough for a double bed, desk(s) and additional furniture.

Outside the rear of the property, there is a large private rear garden with a paved patio area. The majority of the garden is laid to lawn and there is also a garden shed and greenhouse at the end of the garden.

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 C (Cambridge City Council) = £1,889 for 2023 - 2024

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		
	58	77
England & Wales		
	EU Directive 2002/91/EC	

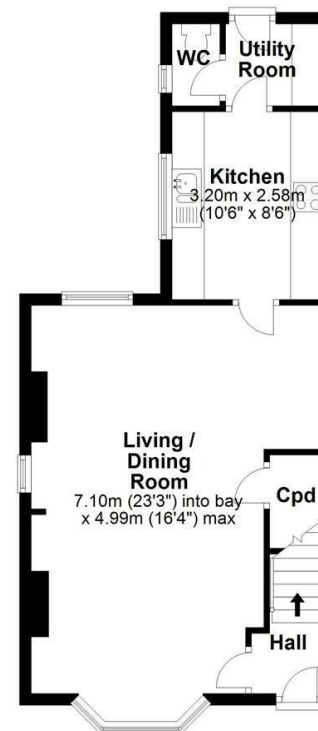
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	77
England & Wales		
	EU Directive 2002/91/EC	







**Ground Floor**  
Approx. 45.7 sq. metres (491.9 sq. feet)



**First Floor**  
Approx. 45.7 sq. metres (491.7 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

