



Radcliffe & Rust
Residential sales & lettings

4 Midsummer Place, Cambridge CB5 8ER
Guide Price £850,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this fantastic three - four bedroom property in the centre of Cambridge. Located just off Maids Causeway and within a minute's walk from Midsummer Common, this property couldn't be in a more perfect location for all of Cambridge's fantastic amenities. The Grafton Centre is just a stone's throw from this property and Quayside, the town centre and all of Cambridge's shops and nightlife are within easy walking distance.

The property is in the catchment area for St Matthews Primary School which received a Good Ofsted rating in 2020 and is located just 0.5 miles away (approximately a 10 minute walk). The closest secondary school is Parkside Community College which is 0.6 miles away (approximately a 12 minute walk).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this three to four bedroom semi-detached property in the centre of Cambridge. The external of the property is the perfect mix of modern design and quirky architecture thanks to it's sand coloured bricks, grey composite timber windows and doors and curved roof shape. The property benefits from off-road parking for one vehicle by way of the block paved driveway at the front of the property and shared use of the two visitor spaces.

Upon entering the property, via the recessed LED pathway traversing the easily manageable front garden, you are welcomed in to the newly decorated hallway with Karndean Lime Wash Oak flooring. The hallway is light and bright thanks to the long window next to the front door and has a very useful under stairs storage cupboard. Spanning the full length of right hand side of the ground floor is the open plan kitchen / dining / living room area. The real hub of this home, this room is not only modern but also cosy and comfortable with its underfloor heating as with the whole of the ground floor controlled by individual room thermostats.

The Beecher Kucher kitchen consists of sleek white gloss soft close handleless units with Solid Quartz Silestone worktops. There is also a highly sought after kitchen island which has a unique curved edge on one side for bar stool style seating. The kitchen is also home to a one and a half sized stainless steel sink, four ring gas hob, integrated fridge freezer, dishwasher and built in double oven, microwave and grill. The Karndean flooring is continued from the hallway throughout this room which creates seamless lines and a sense of continuity. At the opposite end to the kitchen is the living / dining room area which is flooded with light thanks to the sliding doors and large windows. Separate to the kitchen is an extremely useful utility room with built in units, a sink and a washer dryer.

Downstairs there is also an additional carpeted room which could be used as a separate living room, double bedroom (bedroom four), snug, play room or office. There is also a shower room on the ground floor with walk-in shower, W.C, hand basin and heated towel rail with light coloured rectangle shaped wall tiles and Porcelanosa flooring.

Upstairs there are three light and bright carpeted double bedrooms. Each bedroom has a unique slightly sloped ceiling on one side which mirrors the unique curves of the roof as well as a TV point and modern sleek white radiators. The family bathroom has a bath with overhead shower, floating W.C, hand basin, heated towel

rail, a mirrored cupboard above the basin and Porcelanosa floor tiles.

Externally there is an attractive rear garden laid mainly to lawn with a variety of trees and Bradstone natural sandstone silver grey paving slabs forming a walkway and patio area with access to a water tap and a weatherproof electric socket. A further water tap is located in the front garden. There is also an extremely useful covered storage area for bins and other garden items. Along the back fence, there is a gate leading out to the back of the property.

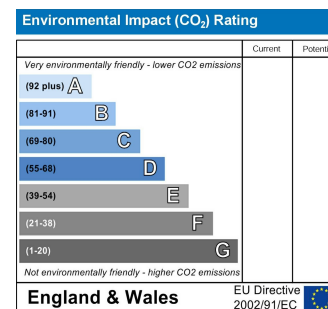
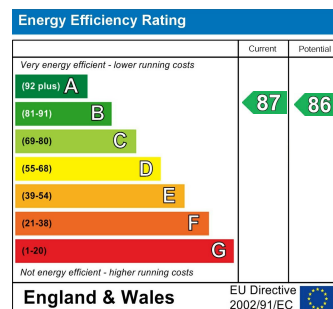
The property also benefits from BT and Virgin Media, a bird deterrent TV aerial, Solar TV and venetian blinds in all rooms (other than Bedrooms 2 and 3 where curtain rails are fitted).

In summary, this property offers the perfect modern, move-in ready blank canvas. Thanks to its size and layout, this property would work perfectly for professionals who work in Cambridge or commute to London as well as a family.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

Agent Notes

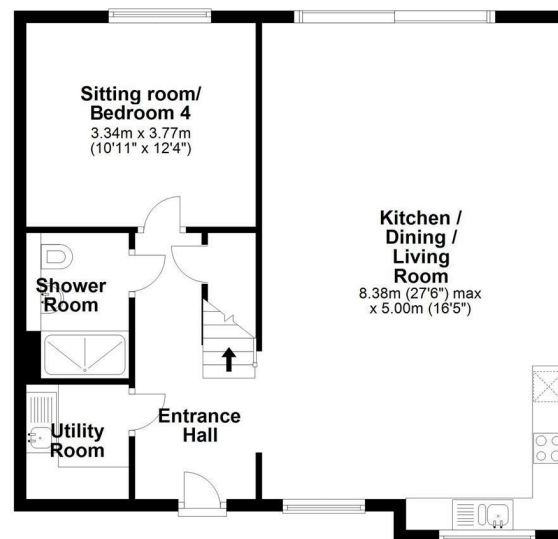
Tenure: Freehold
Council Tax: Band E = £2,281
Chain details: No chain





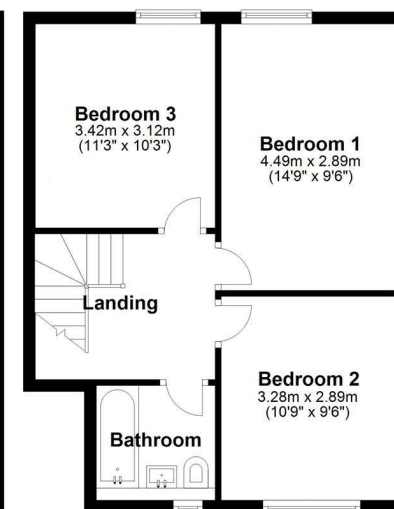
Ground Floor

Approx. 71.1 sq. metres (765.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.1 sq. feet)



Total area: approx. 116.4 sq. metres (1252.7 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

