



**Radcliffe & Rust**  
Residential sales & lettings

**75 Carlton Way, Cambridge CB4 2DF**  
**Guide Price £400,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this attractive three-bedroom terrace property in the popular Arbury area of Cambridge City. Located directly between Milton Road and Histon Road, this property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, and Cambridge's city centre, which is less than a mile away. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. And schools? Well, Cambridge is packed with them. Carlton Way is in the catchment area for Arbury Primary School (0.2 miles) and Chesterton Community College (0.4 miles), the latter ranking as 'outstanding' in their most recent Ofsted report...impressive stuff!

At the front of the property is a small garden area enclosed with a fence and laid to concrete and gravel but with space for outdoor furniture and to store bins and bikes. This garden, along with the public footpath, means the property is set back from the main road. Once inside the property, a small hallway opens out to the kitchen/diner directly to your left. There are also stairs leading up to the first floor opposite the main entrance. Next to the front door is an easily accessible wall-mounted thermostat for keeping the house cosy and warm.

The first room on your left is the spacious open-plan kitchen/diner, stretching from the front to the back of the property. This room is a good size and in excellent condition. With its neutral kitchen cupboards, tiles and décor, there is a feeling of light and space throughout the whole of the downstairs. There is also a large storage cupboard next to the back door, which is convenient for use as a pantry or hideaway for kitchen appliances, cleaning products, etc. The open-plan design of the kitchen/diner makes for the perfect environment for family life or socialising with friends. The property also offers a brand-new combi boiler.

The next room off the entrance hall is the lounge area to your right as you enter the property, stretching from the front to the back of the house. This room is a good size and shape for arranging furniture without limited options. At the end of the lounge are French doors leading out onto an enclosed rear garden. Off the lounge is another handy under stairs cupboard – there is no shortage of storage in this house, which is perfect for couples, individuals and families alike. Where else can you hide all your clutter when guests come round?

Once upstairs, the first room you see directly to your right is the main bathroom with a bath, W.C. and hand basin at the end of the landing; over the bath is a shower and shower curtain rail. Next door to the bathroom is bedroom one, a good-sized double with large built-in wardrobes. Bedroom one also has various built-in cupboards and alcoves (with shelves), providing more practical storage solutions. As

you turn left at the top of the stairs, you find bedrooms two and three which are also both doubles. Bedroom two faces out onto the front of the property and offers another convenient storage cupboard over the stairs.

The rear garden is a generous size, surrounded by fencing and mainly laid to patio slabs and gravel. Immediately off the patio is a narrow footpath leading down to a shed at the end of the garden, and in the middle of the outdoor space is an attractive pergola for entertaining in the summer. At the side of the garden is a gate which provides convenient access to the side/rear of the property (and parking?).

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

### Agent notes

Freehold

Council tax band: C Approximately £1,791.00 per annum.

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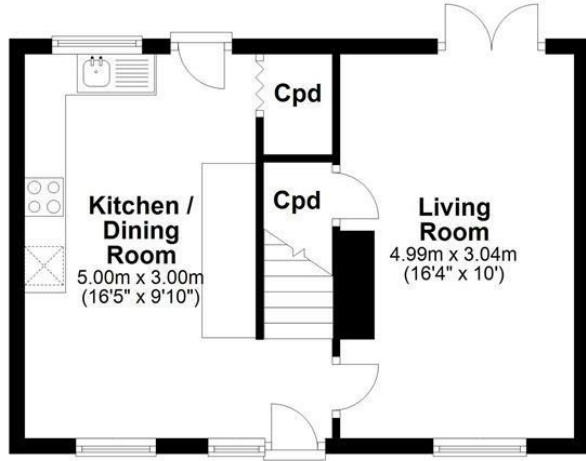
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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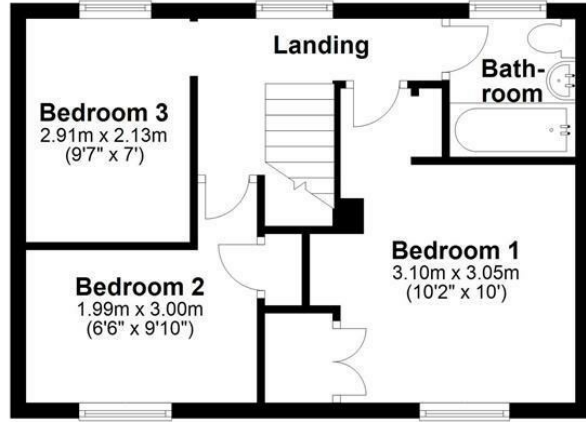




**Ground Floor**  
Approx. 35.6 sq. metres (383.5 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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