



Rustat Avenue, Cambridge, CB1 3PF

CHEFFINS

Rustat Avenue

Cambridge,
CB1 3PF

- Modern End-Of-Terrace Family Home
- Four Bedrooms
- Principle Bedroom Suite With En Suite
- Guest Bedroom With En Suite
- Open Plan Kitchen/Dining Room
- Low Maintenance Rear Garden
- Utility Room
- Residential Permit Parking
- No Onward Chain

An established end-of-terrace townhouse offering exceptionally versatile and well-proportioned accommodation arranged over three floors. The property features a stylish, recently fitted open plan kitchen/dining room and a private rear garden, all set in a highly convenient yet tucked-away position and benefitting from immediate access to Cambridge Station, a wealth of local amenities, and excellent commuter links.

4 3 3

Guide Price £685,000





LOCATION

Rustat Avenue occupies a superb and highly convenient position in one of Cambridge's most sought-after central residential areas. Situated just off Cherry Hinton Road, the property is within a short walk of Cambridge railway station, providing fast and regular services to London King's Cross, London Liverpool Street, and Stansted Airport, making it an ideal base for commuters. The location also benefits from excellent road links, with the M11, A14, and A10 all within easy reach. The area offers a wealth of everyday amenities and leisure facilities on the doorstep. Cambridge Leisure Park is just moments away and provides a multi-screen cinema, live music venue at The Junction, supermarkets, cafés, restaurants, and a bowling alley, ensuring plenty of choice for entertainment and dining. Hills Road and Mill Road are both nearby and offer an eclectic mix of independent shops, bars, and eateries. The city centre, historic colleges, and open green spaces such as Parker's Piece and Coe Fen are all within easy cycling or walking distance, enhancing the strong appeal of the area. Families are particularly drawn to the location for its proximity to highly regarded schools and sixth form colleges, including Hills Road Sixth Form College, The Perse, and St Faith's, as well as a range of primary schools. Addenbrooke's Hospital and the expanding Biomedical Campus are also easily accessible, making Rustat Avenue a prime position for professionals working in Cambridge's growing science and technology sectors.

PANELLED GLAZED ENTRANCE DOOR

with peephole into front aspect leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation with open understairs storage area, further built-in storage cupboard, radiator, inset LED downlighters, doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted mirror, radiator, tile effect flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side and drinking water tap, tiled splashback, cupboard housing wall mounted gas fired Combi boiler providing hot water and heating for the property, space and plumbing for washer/dryer, radiator, extractor fan, full height double glazed door leading out onto garden, further built-in storage cupboard fitted with power and lighting.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Kitchen which comprises a contemporary John Lewis collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with composite stone work surface with inset stainless steel sink with hot and cold mixer tap with extendable nozzle, integrated 4 ring Neff gas hob with tiled splashback and extractor hood above, integrated Neff oven with slidable doors, Neff microwave oven, integrated and concealed dishwasher, integrated and concealed Neff fridge/freezer. Continuation of the kitchen work surface creates a breakfast bar offering informal dining setting, inset LED downlighters, wood effect flooring, double glazed window to front aspect, full height radiator, opening through into DINING AREA pendant lighting, opening through into FAMILY ROOM

with continuation of wood effect flooring from kitchen/dining room, set of double glazed French doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

stairs rising to second floor, radiator, storage cupboard housing pressurised Megaflow hot water cylinder, fitted timber shelving above, inset LED downlighters, doors leading into respective rooms.

SITTING ROOM

with high ceilings, multiple radiators, full height set of double glazed sliding doors out onto Juliet balcony to front aspect, radiator, inset lighting, downlighters, doors leading

BEDROOM 2

benefiting from high ceilings, built-in wardrobes fitted with railings and shelving, radiators, full height set of double glazed sliding windows out onto Juliet balcony over rear aspect, door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted mirror cupboard, shaver point, radiator, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

ON THE SECOND FLOOR

LANDING

with storage cupboard with fitted shelving, radiator, inset downlighters, doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with an array of built-in wardrobes fitted with railings and shelving, radiator, high ceiling, sliding doors out onto Juliet balcony to the front aspect, door into:

ENSUITE

A stylish three piece suite comprising shower cubicle with wall mounted rainfall shower head as well as additional shower head, storage niche and accessed

via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawers underneath wash hand basin, wall mounted mirror cupboard with lighting feature, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

FAMILY BATHROOM

comprising a three piece suite with combined shower and bath with wall mounted rainfall shower head as well as additional shower attachment, hot and cold mixer bath tap, glazed shower partition and storage niche, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawer underneath wash hand basin, wall mounted mirror with lighting feature, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 3

with built-in wardrobe fitted with railings and shelving, radiator, sliding doors opening out onto Juliet balcony onto rear aspect.

BEDROOM 4

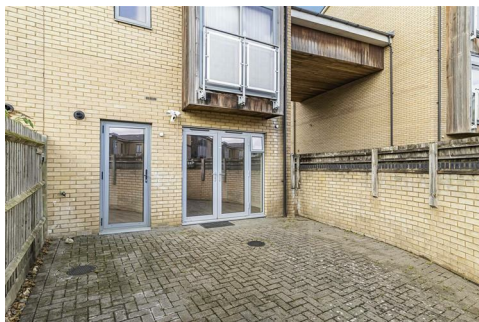
with loft access, radiator, double glazed window overlooking garden.

OUTSIDE

To the rear is a low maintenance garden principally paved and provides good space for outside furniture. The property benefits from set of double timber gates and the garden space double up as off-road parking and to the front the property is approached off Rustat Avenue via a metal gate leading onto a private rear garden which is block paved and provides an ideal space for bikes and bins.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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

Guide Price £685,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge

Approximate Gross Internal Area 1666 sq ft - 155 sq m

Ground Floor Area 544 sq ft - 51 sq m

First Floor Area 561 sq ft - 52 sq m

Second Floor Area 561 sq ft - 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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