



Rustat Road, Cambridge, CB1 3QG

CHEFFINS

Rustat Road

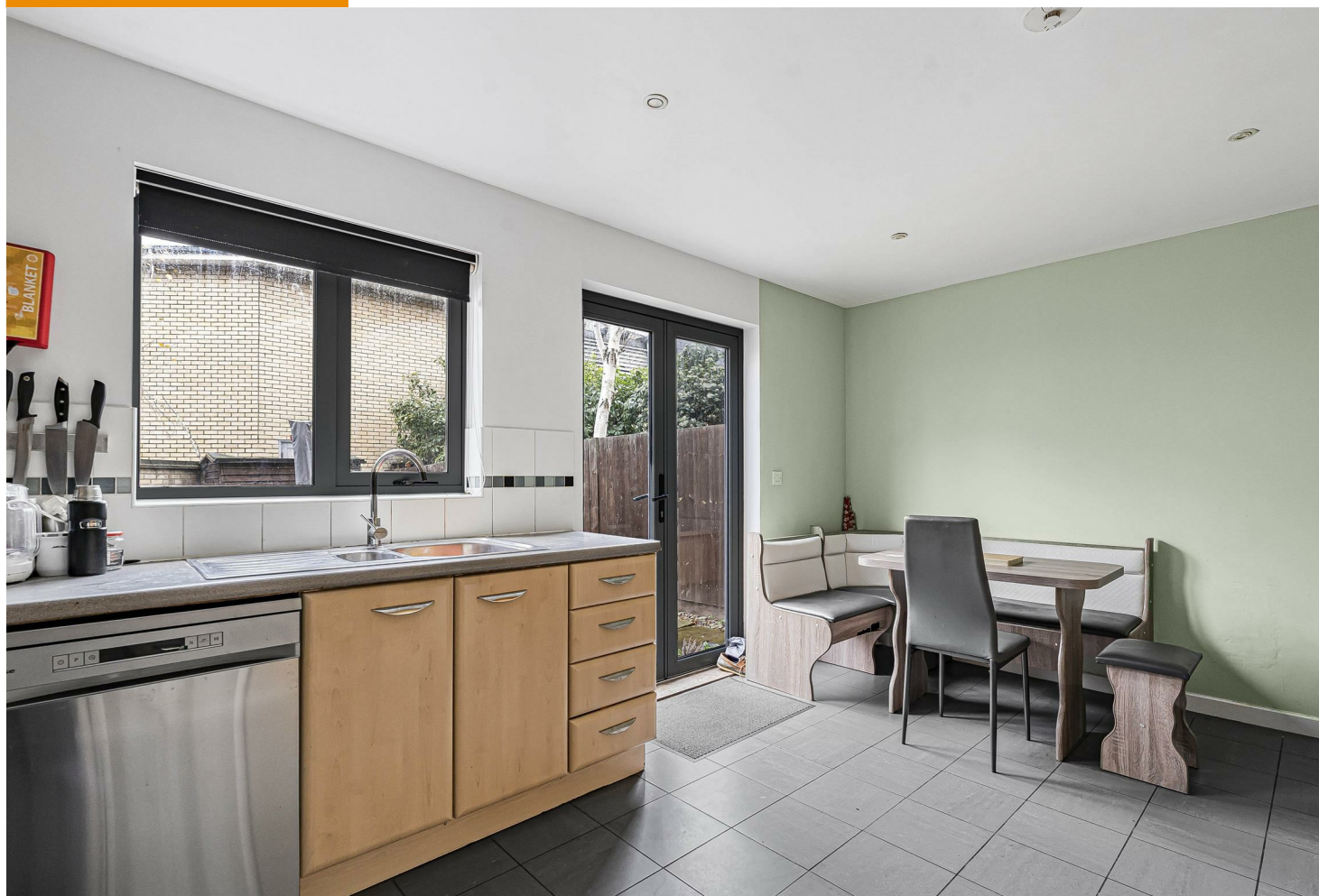
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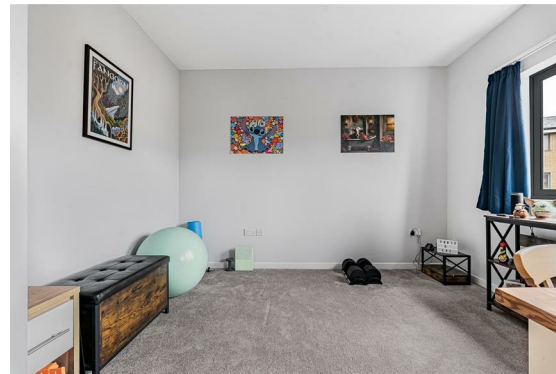
- Mid-Terraced Family Home
- Open Plan Kitchen/Dining Room
- First Floor Sitting Room
- Four Bedrooms
- Three Bathrooms, Two Of Which Are En Suites
- Low Maintenance Rear Garden
- Garage
- Downstairs Cloakroom

An established terraced townhouse offering exceptionally versatile and well-proportioned accommodation arranged over three floors, with an open plan kitchen/dining room and first floor sitting room, also benefitting from a garage, 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 1

Guide Price £625,000





LOCATION

Rustat Road 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.

STORM PORCH

covering panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with inset footwell, wood effect flooring, inset LED downlighters, stairs rising to first floor accommodation, storage cupboard fitted with power and lighting, radiator, 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, radiator, stone effect flooring, extractor fan.

STUDY

with wood effect flooring, lighting, radiator, double glazed window to front aspect.

OPEN PLAN KITCHEN/BREAKFAST ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for dishwasher, integrated 4 ring gas hob with tiled splashback, extractor hood, integrated double oven, integrated and concealed fridge/freezer, tiled flooring, inset LED downlighters, cupboard housing wall mounted gas fired boiler, double glazed windows, set of double glazed French doors leading out to garden.

UTILITY

comprising a collection of base mounted storage cupboards with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, space and plumbing for washer and dryer, fitted storage cupboard, extractor fan, lighting, radiator.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation, radiator, LED downlighters, doors leading into respective rooms.

SITTING ROOM/BEDROOM 4

with radiators, full height and full width of double glazed sliding doors leading out onto balcony with timber decking and metal balustrades.

BEDROOM 1

with radiators, double glazed windows overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower screen, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, wood effect timber flooring, inset LED downlighters, extractor fan.

ON THE SECOND FLOOR

LANDING

with radiator, inset LED downlighters, doors leading into respective rooms.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, full width set of double glazed sliding doors opening to Juliet balcony out to front aspect, door leading through to:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle

with wall mounted shower head, accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted shaver point and mirror, radiator, inset LED downlighters, extractor fan.

BEDROOM 3

with loft access, range of built-in wardrobes fitted with railings and shelving, radiator, double glazed windows overlooking garden, door leading through into:

ENSUITE SHOWER ROOM

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

OUTSIDE

To the front the property is approached off Rustat Road via a pedestrian pathway leading to a painted iron fencing and gate forming an enclosed front garden with block paving, covered bin and bike store, utility meters, wall mounted lighting, panelled glazed door leading through into property.

To the rear of the property is a low maintenance garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, this patio then extends round to a paved pathway leading to a timber storage shed and the rear access door. Door to GARAGE fitted with power and lighting, up and over door, accessed via the main Rustat Avenue development.





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	82	90
EU Directive 2002/91/EC		

Guide Price £625,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1407 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 469 sq ft - 44 sq m

First Floor Area 469 sq ft - 44 sq m

Second Floor Area 469 sq ft - 44 sq m

Garage Area 148 sq ft - 14 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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