



15 Manhattan Drive, Cambridge, CB4 1JL



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## A MODERN END OF TERRACE HOUSE CONVENIENTLY LOCATED JUST NORTH OF THE RIVER WITH THE BENEFIT OF NO ONWARD CHAIN

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Entrance hall • open plan sitting/dining room • kitchen • first floor landing • 3 bedrooms • family bathroom • front and rear garden • EPC Rating - D

This modern end of terrace house is being offered for sale with no onward chain and has accommodation arranged over two floors. On the ground floor is an entrance hall which leads onto the open plan sitting/dining room. This is an impressive 26ft long, with solid beech floor and has windows to two aspects as well as French doors opening out onto the rear garden. The kitchen is fitted with a range of units under laminate worktops with glass splashbacks. There is a door to the rear garden. On the first floor are three bedrooms and a family bathroom. All three bedrooms have large windows giving the property a light and airy feel and the family bathroom has been updated by the current owner. Outside, the property has gardens to the front and rear, the front garden is open plan and the rear is enclosed by fencing and has a raised patio area.

### KEY FEATURES

Fully boarded loft  
No onward chain  
Easy access to Cambridge City centre  
Catchment area for Milton Road Primary School

### LOCATION

Manhattan Drive is conveniently situated just 1 mile north of Cambridge City centre lying close to the river and Midsummer Common. It is approached from De Freville Avenue taking the second left hand turn into Humberstone Road and then right hand turn into Belvoir Road, proceed down the road taking a sharp left followed by a sharp right into Manhattan Drive.

### GENERAL INFORMATION

**Tenure - Freehold**

### SERVICES

All mains services are connected to the property

### FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

### STATUTORY AUTHORITIES

Cambridge City Council  
Cambridgeshire County Council

### VIEWING

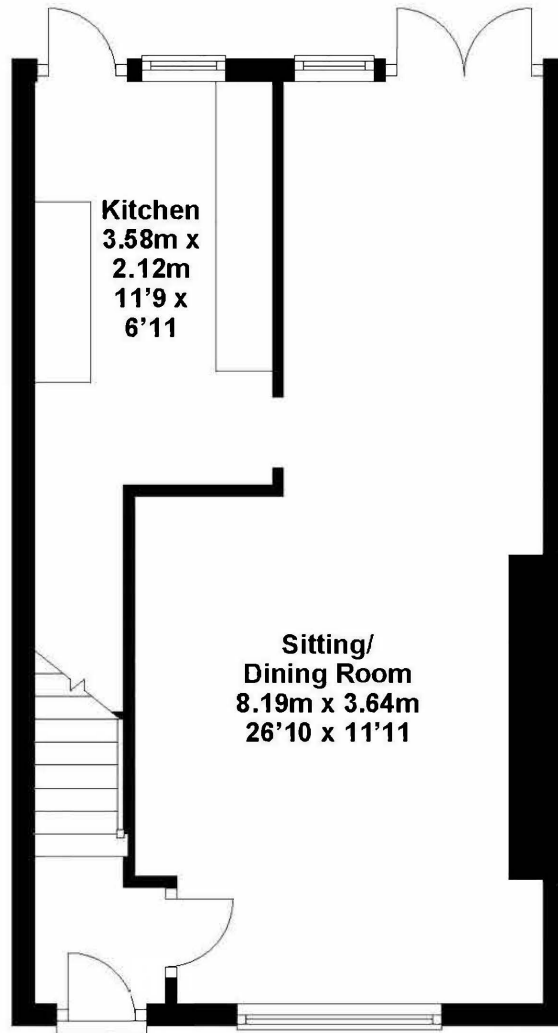
Strictly by appointment through the vendor's sole agents  
Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

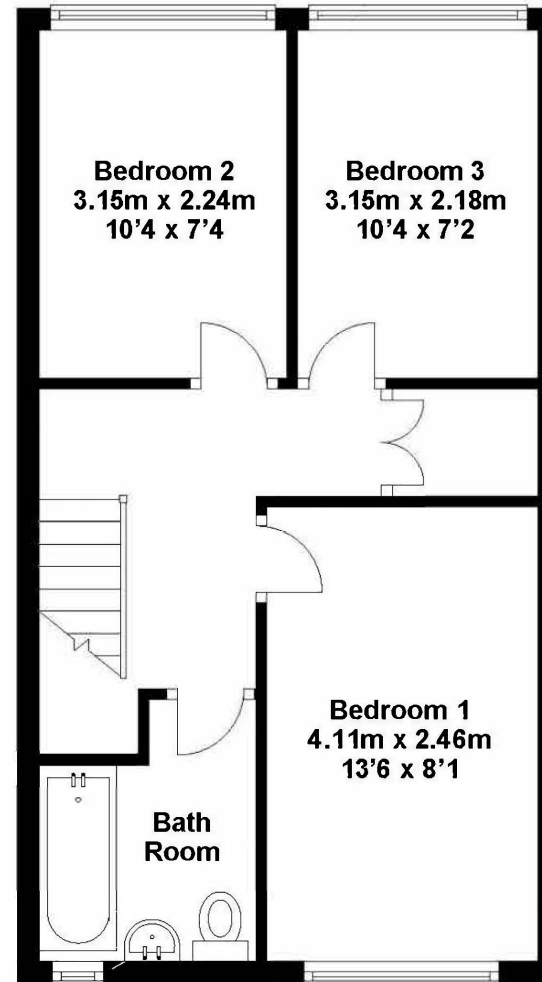


**15 Manhattan Drive, Cambridge**

**Ground Floor**



**First Floor**



**Approx. gross internal floor area 75 sqm (800 sqft)**

