



Radcliffe & Rust
Residential sales & lettings

28 Violet Close, Cambridge CB1 9YW
Guide Price £340,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, 28 Violet Close, Cherry Hinton, Cambridge, CB1, a three bedroom terraced house in the attractive Cambridge district of Cherry Hinton. Enjoying a great position within this cul-de-sac, the property is modern and move in ready.

Cherry Hinton offers great amenities including a good sized Tesco Express, selection of takeaways, public houses, post office, launderette, hairdressers, Boots pharmacy, dentist and library all within their high street. There is also a fantastic recreation area which includes a children's park.

The property is in the catchment area for Colville Primary School which is 0.4 miles from the property and around an eight minute walk. This school received a Good rating from Ofsted when it was inspected in 2019. The closest secondary school is The Netherhall School which is just over a mile from the property and was rated Good at its most recent inspection in 2018.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive and well proportioned three bedroom terraced house in Cherry Hinton (CB1). Offering a perfect move-in ready interior, this property is a great blank canvas and would work fantastically for a family, investor, a single person or couple.

The kitchen is located at the front of the house and offers a good amount of drawers and cupboards. The kitchen also has a freestanding oven, stainless steel sink with drainer, space for a washing machine and under counter fridge and freezer and is home to the property's boiler.

The living room is at the back of the property. It is a lovely and light room thanks to the windowed door leading to the rear garden and a second window. This room also has a very useful under stairs cupboard for coats, shoes, cleaning products, vacuum cleaners and everything in between!

Upstairs there are three bedrooms consisting of two doubles and a single which are all neutrally decorated with cream carpets and beige walls. The smallest of the bedrooms could work well as an office or nursery instead of a single bedroom if required. The bathroom has a bath with shower mixer tap, W.C, hand basin and mirrored storage cupboard. The landing has loft access and an airing cupboard which houses the hot water cylinder.

Externally there is a front and rear garden which are both mainly laid to lawn. In the front garden there is a path leading

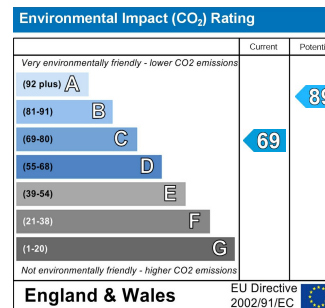
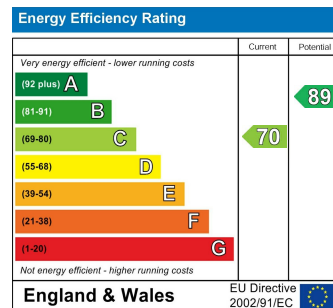
to the front door and a selection of trees, flowers and bushes. The rear garden is a good size and has a patio area directly next to the house which would be perfect for some garden furniture. The garden is enclosed and has a gated side rear access, that leads to the property's en-bloc garage,

In summary, this property is a great home and would cater for a variety of buyers. It is well positioned in a bustling area of Cambridge and offers easy access to Addenbrooke's, ARM and the city centre.

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

Agents notes

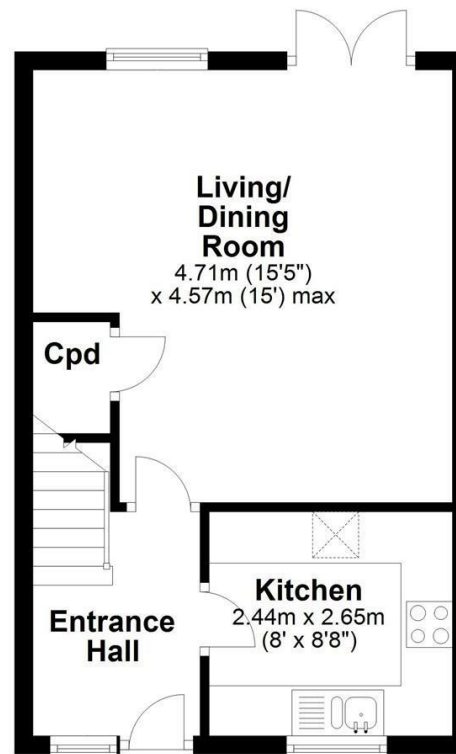
Council tax Band: C
Chain: Chain free





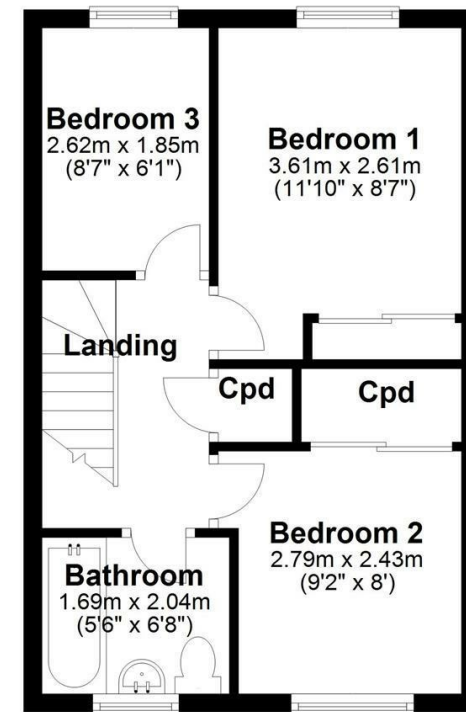
Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

