



137 Arbury Road
Cambridge, CB4 2JD

Guide price £475,000



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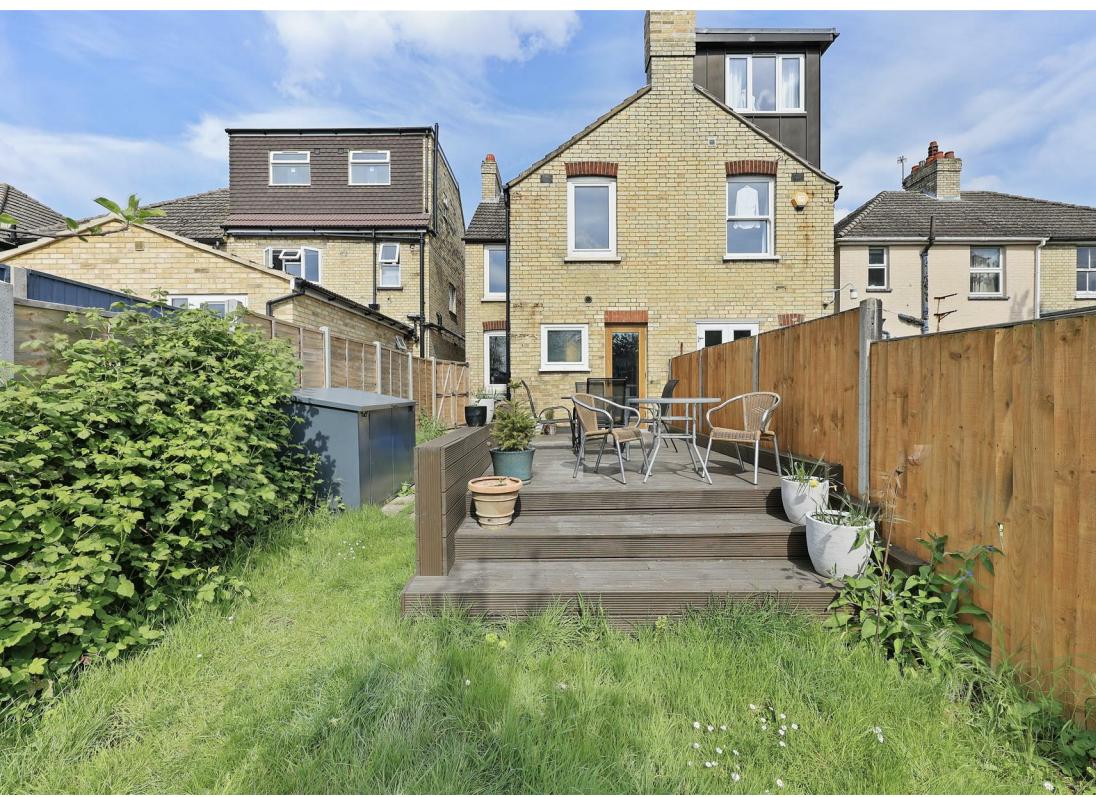
- 4 bedrooms and 2 shower rooms
- No chain
- Easy access to Milton Road shops, Science Park and catchment area for Chesterton Community College
- Great size rear garden

A 1930's bay fronted semi-detached house with 4 bedrooms, 2 shower rooms and a good size garden. Close to schools, a variety of shops and easy access to the Science Park, Cambridge North, and the A14.

This well presented property has over 1,000 sq ft of accommodation and is arranged over three floors. On the ground floor there is an entrance hall with a staircase to the first floor. The lounge is open to the dining room and it is a light and bright dual aspect room. The kitchen is refitted with attractive tiling to splash back areas and tiled flooring, has a glazed door leading out to the garden, an under-stairs storage cupboard housing the meters and door to shower room with a WC.

On the first floor are 2 double bedrooms, a single bedroom, a storage cupboard and the shower room. The top floor bedroom is a double, has a Velux window with





a blackout blind and a storage cupboard.

The garden is great. It is south west facing, a good size and is mainly laid to lawn with a variety of fruit trees and shrubs. There is a decking area with plenty of space for tables and chairs, a metal bike store and a wooden garden shed. A side gate leads to the front of the house. There is a well-established and pretty front garden which also has potential to become a driveway subject to council consent.

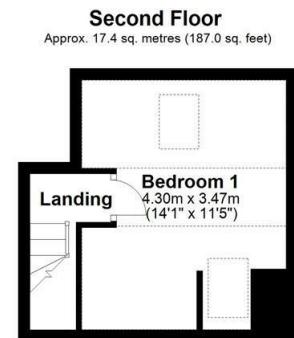
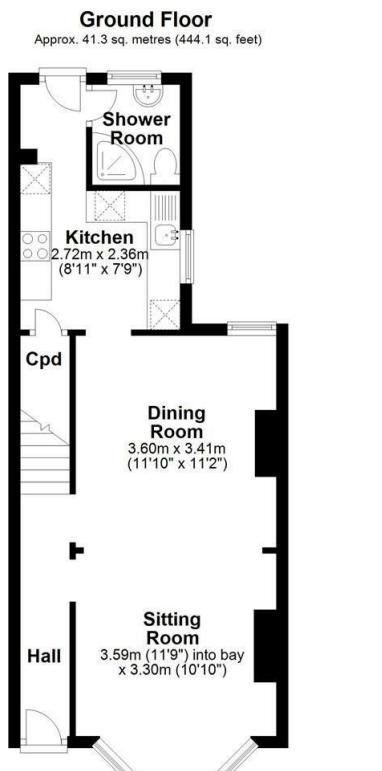
Arbury Road is situated off Milton Road just north of Cambridge City Centre. The area is well placed for access to Cambridge Science Park, Cambridge North Train Station by bike, and the A14/M11 road networks. The surrounding area offers good facilities including cafes and bars, and local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away.

What3Words://bunch.seated.fuzzy

Sat Nav: CB4 2JD



Floor Plan



Total area: approx. 99.7 sq. metres (1072.9 sq. feet)

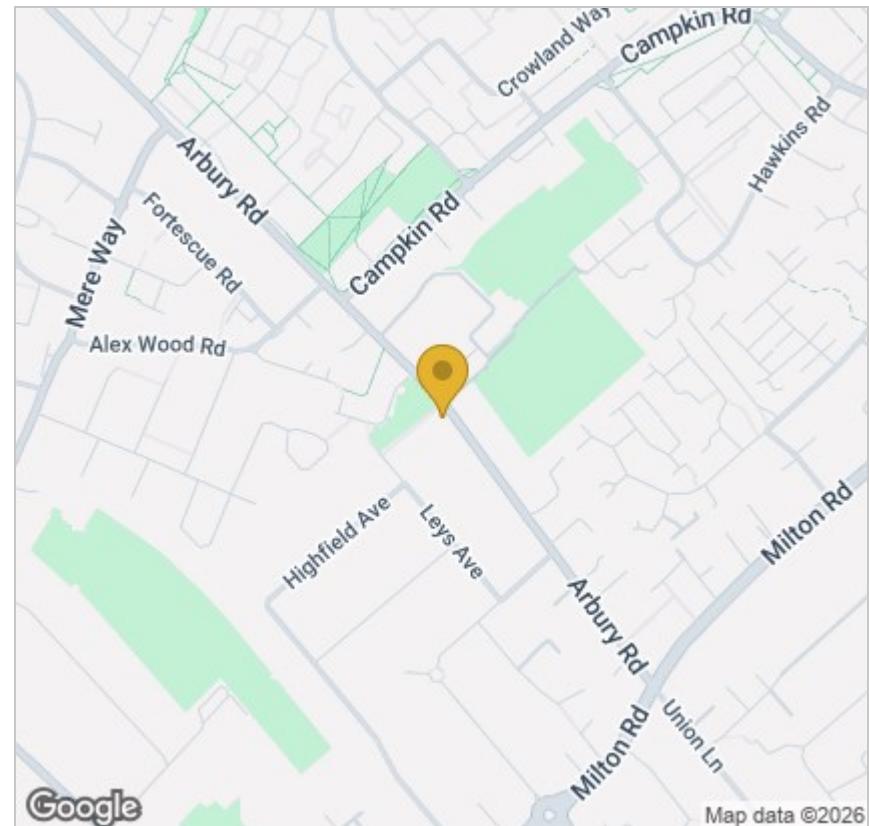
Drawings are for guidance only
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

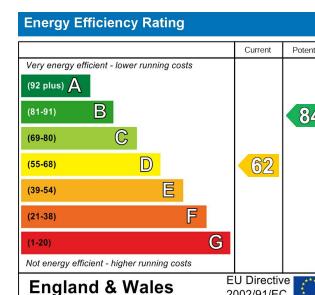
Tenure: Freehold

Council tax band: C

Area Map



Energy Efficiency Graph



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