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## ELSWORTH PLACE, CAMBRIDGE, CB2 8RG

- Addenbrookes Hospital – approx. 1 mile
- Cambridge Train Station – approx. 0.6 miles
- Cambridge City Centre – approx. 1.3 miles

Four bedrooms • Sitting room • Dining room • Modern kitchen • Cloakroom • Two bath/shower rooms • Driveway with off-street parking • South-facing garden • Solar panels installed • EPC rating C

### DESCRIPTION

Finished to a high standard throughout, the property benefits from a south-facing garden and off-street parking.

The ground floor opens into a welcoming entrance hall with tiled flooring, providing access to a cloakroom with WC and wash basin. Also to the front of the property is a versatile bedroom/family room/study. The open-plan dining area flows through to the sitting room, where bi-folding doors open onto the south-facing garden, creating a bright and sociable living space. The kitchen has been fitted with a range of contemporary wall and base units, quartz work surfaces, and integrated appliances including a fridge/freezer, dishwasher, oven, hob, and extractor, all of which are Bosch. A door also leads out to the rear garden.

Upstairs, the first floor offers two double bedrooms and a single. The principal bedroom features fitted wardrobes with hanging and shelving space, as well as a sleek en-suite shower room with a fully tiled walk-in Grohe shower, WC, and wash basin. The second bedroom includes a built-in storage cupboard, while the third overlooks the front aspect and offers ample space for a freestanding wardrobe. A well-appointed family bathroom includes a bath with Grohe shower over, WC, and wash basin. A separate laundry room houses a wash basin and has plumbing for both a washing machine and tumble dryer.

**A FOUR-BEDROOM SEMI-DETACHED HOME SITUATED IN A PRIME AND HIGHLY CONVENIENT LOCATION, WITHIN EASY REACH OF BOTH CAMBRIDGE RAILWAY STATION AND ADDENBROOKES HOSPITAL.**



## OUTSIDE

The south-facing rear courtyard garden is laid to patio, offering a low-maintenance and private space in a central city location. To the front, the property benefits from gravelled off-street parking and bin store.

## LOCATION

The property is located on a peaceful cul-de-sac, just over a mile from Cambridge City Centre. It is conveniently situated around the corner from Hills Road where there are plenty of local shops and amenities. There are several good schools nearby, including the outstanding-rated Spinney Primary School and Hills Road Sixth Form College, as well as a number of independent schools, including The Perse School and Abbey College. The property is also conveniently located for Cambridge mainline station which offers a fast and efficient service to London Kings Cross (48 minutes). Addenbrookes Hospital is within easy reach, while the M11 is just over 3 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water & drainage, electricity, gas fired central heating

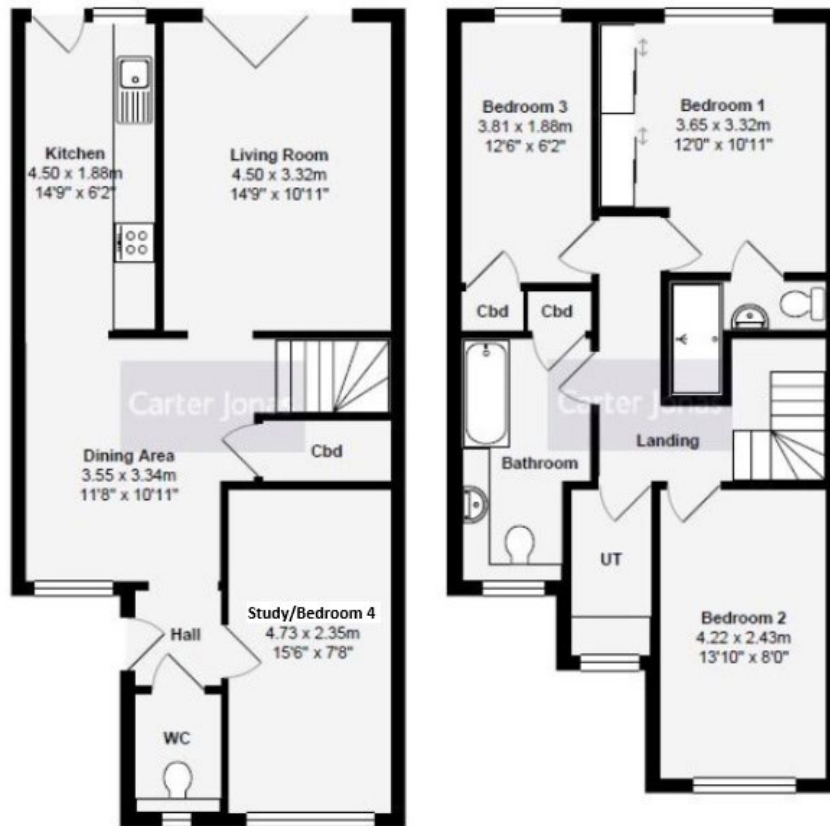
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by telephone appointment through the selling agents Carter Jonas 01223 403330





## Elsworth Place Cambridge



Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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