

Rustat Road, Cambridge, CB1 3QT

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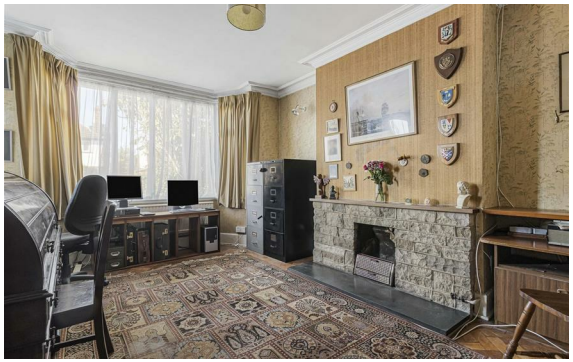
Cambridge,
CB1 3QT

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Guide Price £1,000,000



An attractive and distinctive bay-fronted residence, displaying considerable charm and character, with striking half-timbered detailing, projecting bay windows and traditional brick chimneys. The property offers generously proportioned accommodation, including open-plan reception rooms and a spacious kitchen/dining room, with doors opening onto the rear garden. To the front, an established garden and double-width driveway provide an appealing approach. Occupying a highly desirable South City location, the property is conveniently placed for the station, a good choice of schooling and a varied range of local amenities.






LOCATION

Rustat Road is conveniently situated in Cambridge, within easy reach of the city centre and the extensive range of shopping, leisure and cultural amenities on offer. Cambridge railway station is accessible by foot or bicycle, providing regular services to London King's Cross, London Liverpool Street and other destinations, while local bus services offer further convenient connections across the city. A range of nearby shops, cafés and everyday amenities cater for day-to-day needs, with the open spaces of nearby parks providing opportunities for outdoor recreation. The location is also well placed for access to the Addenbrooke's Hospital and Cambridge Biomedical Campus, making it particularly appealing to commuters and professionals. The nearby M11 and A14 also provide convenient road connections for travel further afield. Overall, Rustat Road offers an appealing balance of urban convenience, excellent transport links and access to a wide range of amenities.

COVERED ENTRANCE
With outside light and panelled timber entrance door leading into:

RECEPTION HALLWAY
Staircase rising to the first floor with return landing, natural timber handrail and newel posts, painted spindles and understairs storage cupboard. Wall-mounted fan-assisted radiator. Moulded cornicing. Pair of secondary double glazed windows to the front.

CLOAKROOM
Fitted with white suite comprising low level WC and wash hand basin with tiled splashbacks. Double glazed frosted window to the side.

FAMILY ROOM
Feature open fireplace with stone surround, wooden mantel and slate hearth. Parquet flooring. Moulded cornicing. Radiator. Double glazed bay window to the front and double glazed window to the side.

LIVING ROOM
Feature fireplace with marble hearth and surround and wooden mantel. Moulded cornicing. Wall lights. Radiator. Square arch leading through to:

DINING ROOM
Coved ceiling. Radiators. Double glazed windows to the rear and pair of double glazed doors leading out to the garden.

KITCHEN/BREAKFAST ROOM
The kitchen is fitted with a good range of storage cupboards and drawers with rolled-edge work surfaces incorporating inset one-and-a-half bowl, single drainer sink unit with mixer tap. Freestanding gas cooker. Plumbing and space for dishwasher. Shelved pantry cupboard. Double glazed windows to the side and rear, together with panelled and glazed entrance door leading out to the side.

UTILITY ROOM
Wall-mounted Vaillant gas-fired boiler providing domestic hot water and central heating system. Chimney breast with wooden mantel and surround and tiled hearth, presently sealed. Fitted cupboard and glass-fronted shelved cabinet to chimney breast recess. Plumbing and space for automatic washing machine and a dryer. Radiator. Wall storage cabinet. Double glazed windows to the front and side.

FIRST FLOOR

LANDING
Open-tread timber staircase leading to the second floor. Radiator. Window to the rear. Walk-in storage cupboard with hanging rail and shelving.

BEDROOM ONE
Fitted wardrobe to chimney breast recess. Radiator. Double glazed windows and door to the rear leading out to a first floor balcony.

BEDROOM TWO
Fitted shelving and hanging rail to chimney breast recess. Radiator with electric blower. Double glazed bay window to the front.

BEDROOM THREE
Radiator. Wash hand basin with tiled splashbacks. Double glazed windows to the front.

BEDROOM FOUR
Radiator. Wall shelving. Double glazed window to the front.

BATHROOM
Fitted with a white four-piece suite comprising shower cubicle with glazed sliding door and Mira shower unit, panel bath with mixer shower tap, pedestal wash hand basin and low level WC. Part tiling to walls. Radiator. Double glazed part-frosted window to the rear.

SEPARATE WC
High level WC. Ceramic wall tiling. Double glazed frosted window.

SECOND FLOOR

LANDING
Open-tread staircase leading to landing.

BEDROOM FIVE
Electric panel heaters. Double glazed Velux windows to the front and rear. Exposed and sealed floorboards. Fitted shelving/storage.

SHOWER ROOM
Tiled shower. Pedestal wash hand basin. Storage cupboard. Electric panel heater. The shower has not been used for some time and requires recommissioning.

OUTSIDE

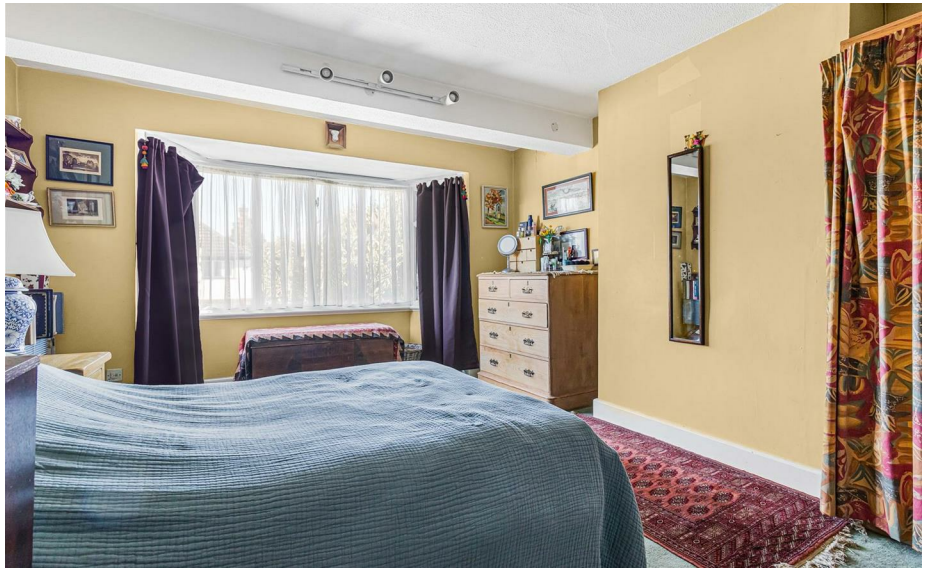
FRONT GARDEN
Double-width block paved driveway, lawned area, flowering and shrub borders and dwarf wall with gated access leading to paved side passage.

REAR GARDEN
Good-sized rear garden with paved patio area. Koi pond with water feature. Covered bicycle store. The remainder of the garden is principally laid to lawn with mature trees and shrubs. At the end of the garden is a timber storage shed together with a couple of fruit cages.







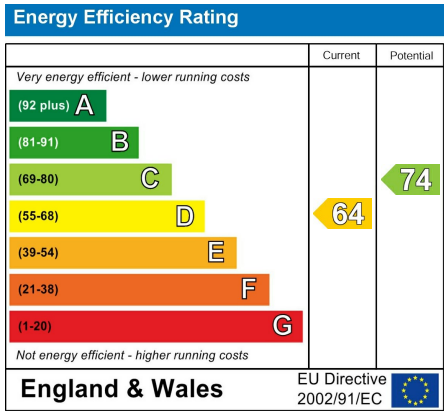








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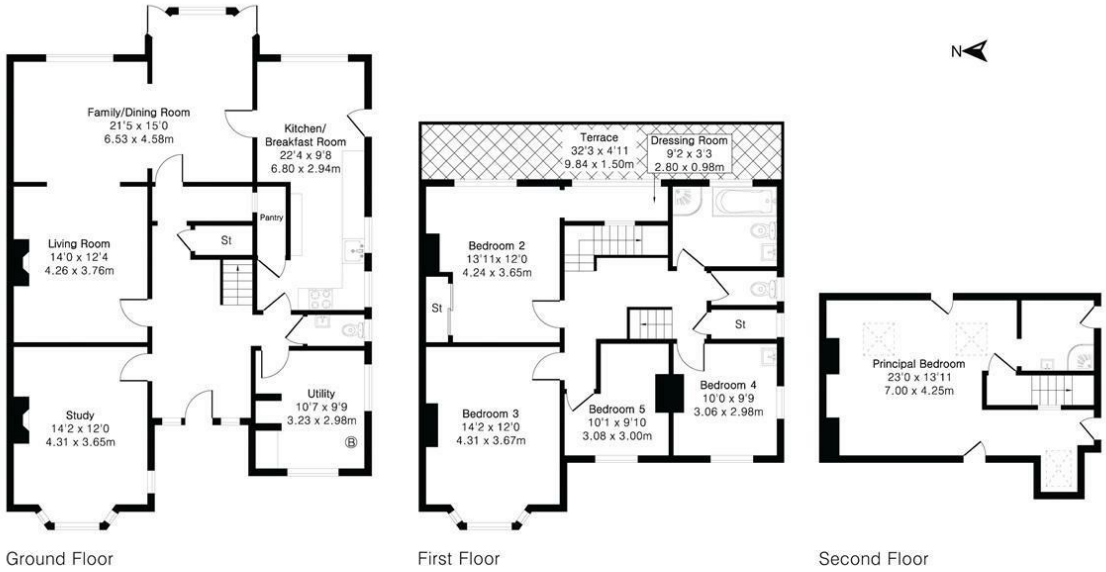
Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge City Council

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Approximate Gross Internal Area 2356 sq ft - 218 sq m
Ground Floor Area 1189 sq ft – 110 sq m
First Floor Area 823 sq ft – 76 sq m
Second Floor Area 344 sq ft – 32 sq m



PINKPLAN

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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