



39 St Bartholomews Court
Cambridge, CB5 8HG

Guide price **£795,000**



39 St Bartholomews Court, Riverside,

Cambridge, CB5 8HG

- Four bedroom townhouse
- No chain
- 75m from the River and 250m from Stourbridge Common
- Allocated parking

A four-bedroom townhouse of over 1800 sq. ft, in a gated riverside development, offering bright modern spaces across four floors, with a good size garden and no chain.

This attractive modern home has a well-planned and versatile layout, perfect for a teenage family or those needing work-from-home space.

On the ground floor, there are two reception rooms including a good-sized living room with a door to the garden and a study/playroom. There is plenty of storage off the entrance hall, as well as a cloakroom and WC. The lower ground floor has a family/dining room and a good-sized kitchen breakfast room which is well-fitted and includes some integrated appliances. There is also a utility room. The lower ground floor is surprisingly bright due to the full-height windows and glazed doors leading to courtyards at the front and rear.

On the first floor, there are two





double bedrooms, one with extensive fitted cupboards, there is also a shower room and WC.

On the second floor, there are two further double bedrooms and a family bathroom and WC.

The house has double glazing, gas central heating and a burglar alarm. The house is in excellent condition and the kitchen and bathrooms are all well appointed, but some purchase may feel the time is right to consider refitting some areas.

The house has a lower ground floor courtyard at the front and rear. The rear garden is surprisingly large and has been landscaped for low maintenance. There is a patio, graveled areas and a shed. The garden is enclosed and there is a gated rear access. There is a service charge of around £300 per annum.

SAT NAV: CB5 8HB. What3words: ///wedge.pill.spare



Floor Plan



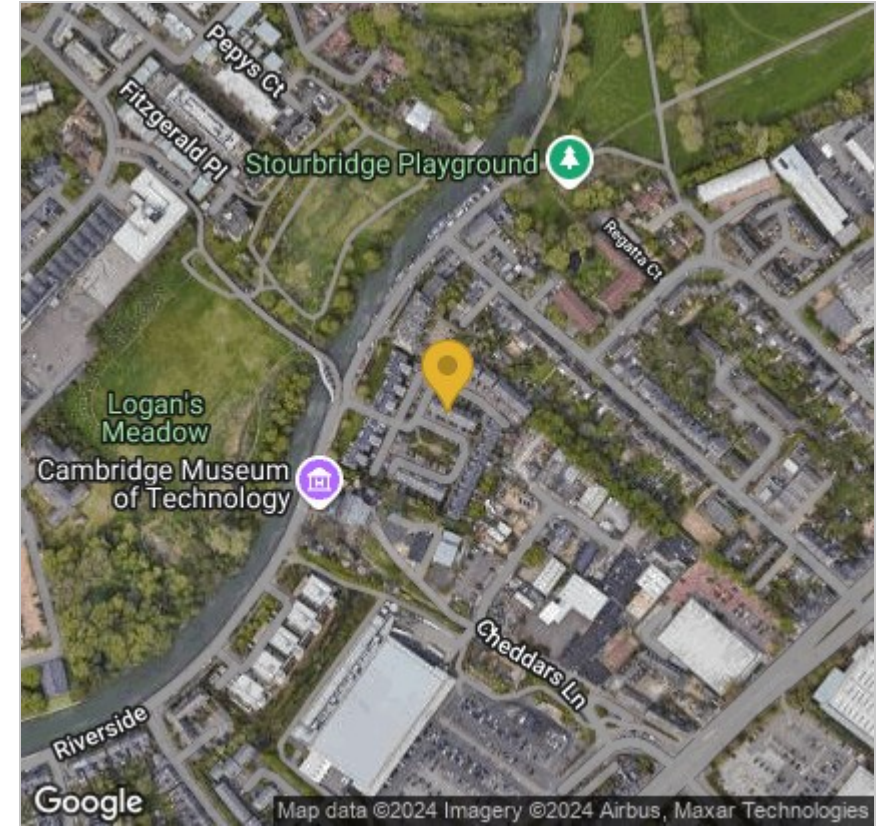
Total area: approx. 168.3 sq. metres (1811.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

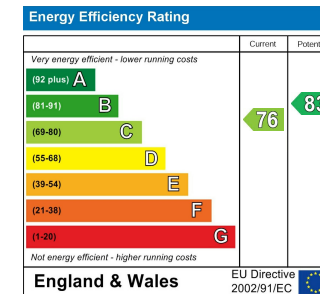
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

Area Map



Energy Efficiency Graph



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