

164 Clara Rackham Street
Cambridge, CB1 3FL

Guide price £569,000

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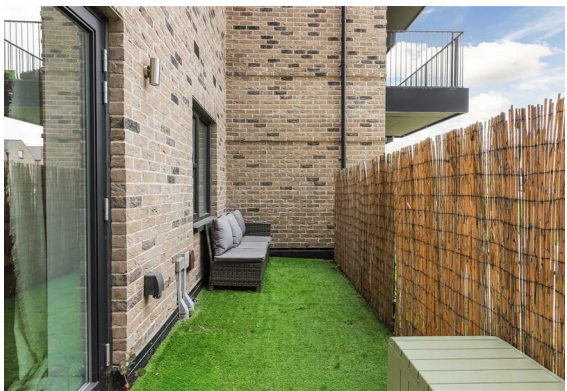
- Close to Cambridge Station
- No Onward Chain
- Modern - Build in 2023
- Parking Available

A wonderfully presented modern mid-terrace home, measuring approximately 923 sq ft, set in an excellent location and offered for sale with no onward chain.

Built in 2023, the property opens into a spacious hallway, providing access to a downstairs cloakroom, utility room, and a useful built-in understairs storage cupboard.

The open-plan living, dining, and kitchen area is bright, modern, and neutrally decorated, with windows and patio doors drawing in plenty of natural light. The contemporary kitchen is fully integrated and includes a dishwasher, fridge/freezer, hob, oven, ample worktop space, and a range of high and low-level cabinetry.

Upstairs, both bedrooms are excellent-sized doubles. The principal bedroom is particularly spacious, featuring two windows, a mirrored fitted wardrobe, a stylish en-suite shower room, and views over the communal gardens. The second bedroom is also a generous double and





overlooks the front of the property.

The family bathroom is finished to the same high specification as the en-suite, comprising a bath with shower over, recessed shelving, WC, and wash basin.

Further benefits include permit parking with access to an electric vehicle charger, private front and rear garden areas, and a superb location within walking distance of the train station and the many amenities of Mill Road.

Offered with no onward chain, this is an excellent opportunity to acquire a modern, energy-efficient home in a highly convenient and sought-after location.

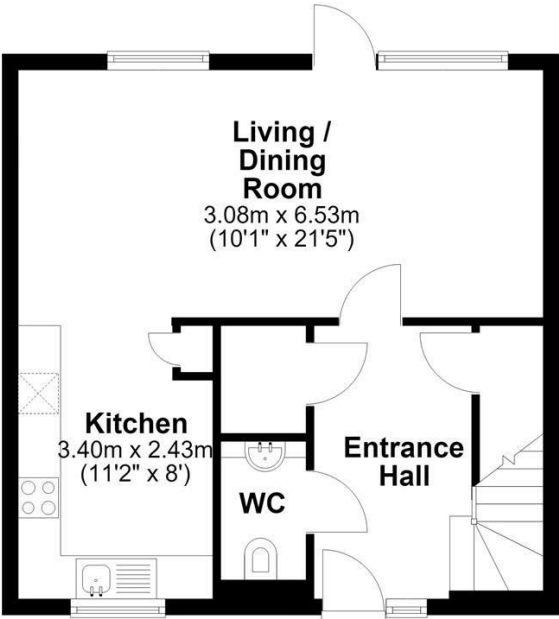
Council Tax Band: C | EPC Rating: B

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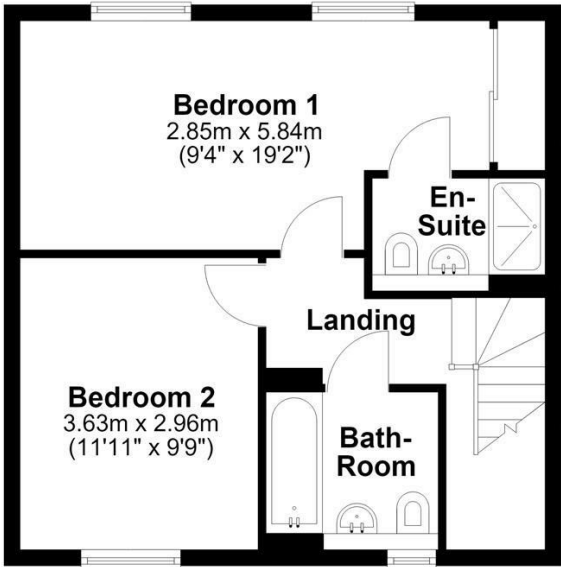
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)

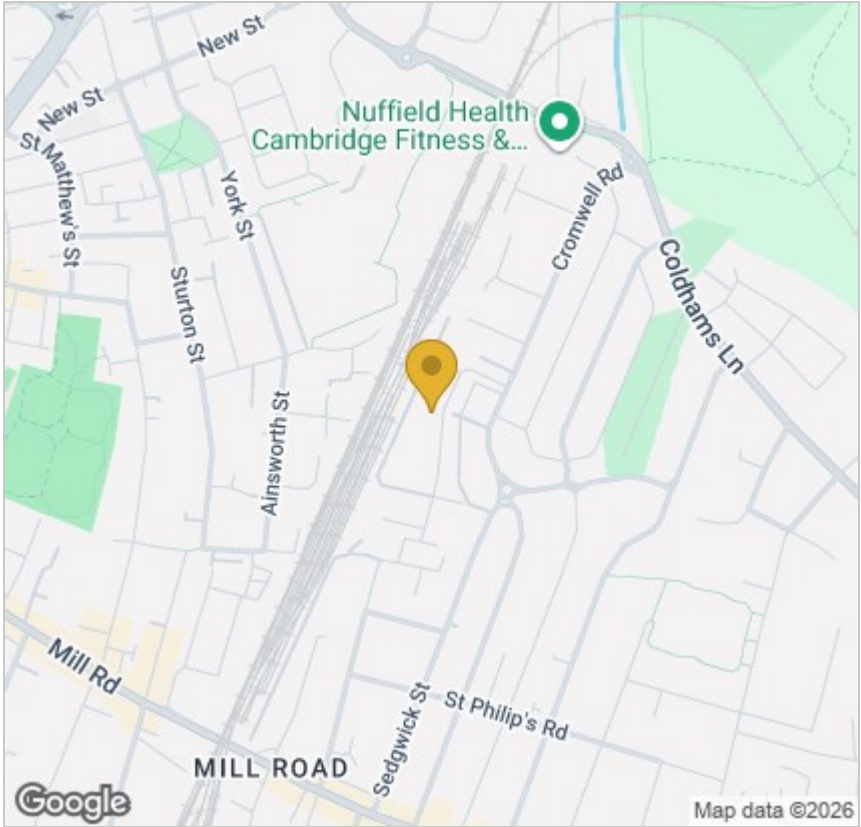


First Floor

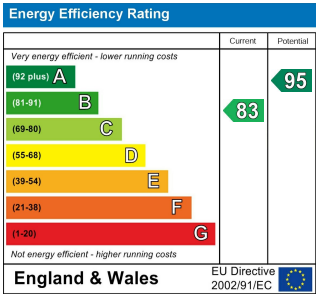
Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.2 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, with approximately 245 years remaining, an annual service charge of approximately £900 per annum, and a peppercorn ground rent.

Council Tax Band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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