

Elsworth Place

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A 4 bedroom house with integral garage and south-facing garden, enjoying a most convenient location accessible to both Cambridge Station and Addenbrooke's Hospital. For sale with no onward chain.

Guide Price:  
£525,000

Elsworth Place, Cambridge,  
CB2 8RG



This conveniently positioned 4 bedroom house enjoys a near central city location and is tucked away in a peaceful cul-de-sac set just off Hills Road. No.14 requires modernisation but offers exciting scope for a purchaser to add value and put their own individual stamp on the property.

The entrance hall provides access to a cloakroom W.C and has a door to the integral garage which has both power and lighting. There is a dining area with understair storage and stairs leading to the first floor. Adjoining the dining area is a spacious living room which benefits from southerly aspects and has a large sliding door to the rear garden. Completing the ground floor accommodation is a kitchen which has been fitted with a range of units and offers space / plumbing for various appliances.



Upstairs are 4 bedrooms, bedroom 1 is spacious and includes an en suite shower room, coupled with built-in wardrobes. The bathroom has been fitted with a 3-piece-suite and has part tiled walls.

Outside the front of the property has driveway parking, this leads to the single garage with an up-and-over door. The private south-facing rear garden is mainly lawned and measures around 21 ft x 18 ft / 6.5m x 5.7m. There is a storage shed and patio, the whole garden is enclosed by fencing.





110 sqm / 1183 sqft

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142 sqm / 0.03 acre

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Terraced house

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4 bed, 2 recep, 2.5 bath

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Garage and driveway

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1990s

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EPC - C / 69

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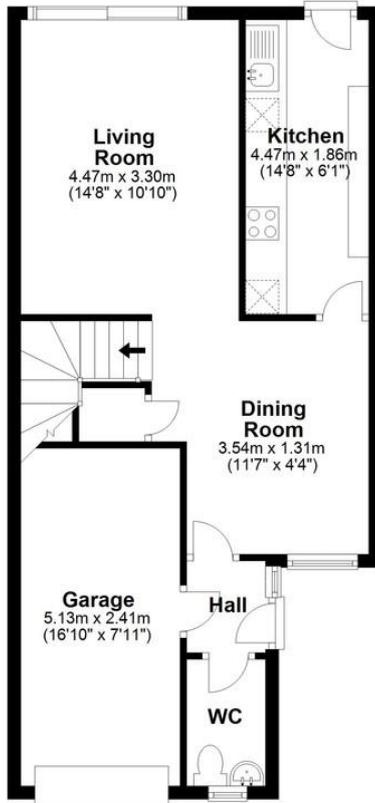
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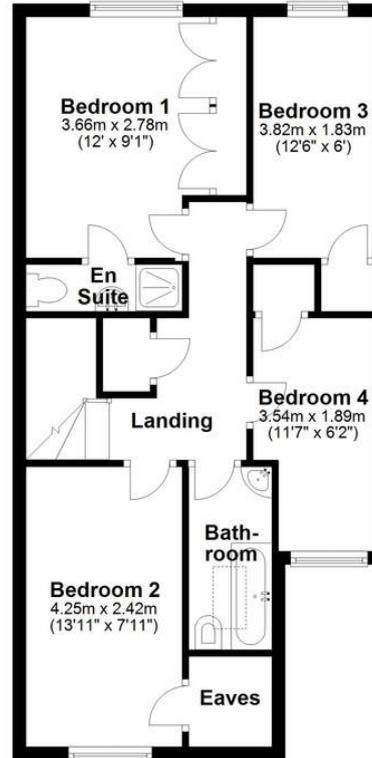
## Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 110.0 sq. metres (1183.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Elsworth Place is a small cul-de-sac of 18 dwellings, conveniently set just off Hills Road, ideally placed for Cambridge Station (0.6 miles) and Addenbrooke's Hospital (1.1 miles). Coleridge Recreation ground is just 0.8 miles away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi screen cinema and bowling alley complex has a number of well known restaurants and a popular live music/comedy venue. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets.

The area is also within easy reach of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Schooling is available at Morley Memorial Primary School with secondary provision at Abbey College Cambridge.

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