



A beautifully presented, 2 bedroom Victorian terraced home, situated in this popular city location just off Mill Road.

#### **In brief**

Cambridge city centre 1 mile, Addenbrooke's Hospital/Biomedical Campus 2 miles, Cambridge Mainline Railway Station 1.5 miles, A14 3 miles and M11 a further 5 miles, Science Park 4.5 miles, (distances are approximate).

Approximate bicycle times:

Cambridge Station 5 mins, Anglia Ruskin University, East Road 6.5 mins and David Lloyd Leisure, Coldhams Lane is just a 5 minute walk.

**51 BROOKFIELDS, CAMBRIDGE**  
**£400,000 (GUIDE PRICE)**

## Property Summary

Gross internal floor area 675 sq ft (62 sq m).

- Ground Floor: Porch, Sitting Room, Dining Room, Kitchen
- First Floor: 2 Double Bedrooms, Bathroom
- Outside: Large Enclosed Rear Garden

## Situation

Brookfields is a quiet no-through road, characterised with a mixture of modern properties and traditional Victorian terraced homes. Situated at the bottom of Mill Road, this vibrant city location provides a wide range of amenities and social events throughout the year, whilst just behind the terrace, a delightful walk alongside lakes and a brook leads to

Cherry Hinton Hall. Mill Road runs from Perne Road to the east through to Parker's Piece to the west. The road provides many cafés, bistros, restaurants, a range of food shops from larger chains through to smaller independent fruit and vegetable shops, cycle shops and pubs. A large Sainsbury's Superstore is also within easy reach.

Mill Road provides excellent access around the city with many 'short cuts' through the neighbouring roads. Addenbrooke's Hospital is easily accessible from the south east by car or bicycle and Cambridge Station to the west provides excellent routes for commuters (London King's Cross about 50 minutes).

## Description

51 Brookfields is situated in this much sought after residential area close to Mill Road. The present owners purchased the property in 2015 and have since carried out a comprehensive programme of improvements including a fully fitted new kitchen and bathroom, combination boiler and double glazed windows.

The property has been finished to a high standard and retains a number of original features including charming fireplace with wood burning stove and solid wood flooring to the sitting/dining room.

## Outside

The private and enclosed rear garden is predominantly laid to lawn with a range of mature flowers, shrubs and trees and a delightful terrace adjoins the rear elevation providing an ideal area for alfresco dining.



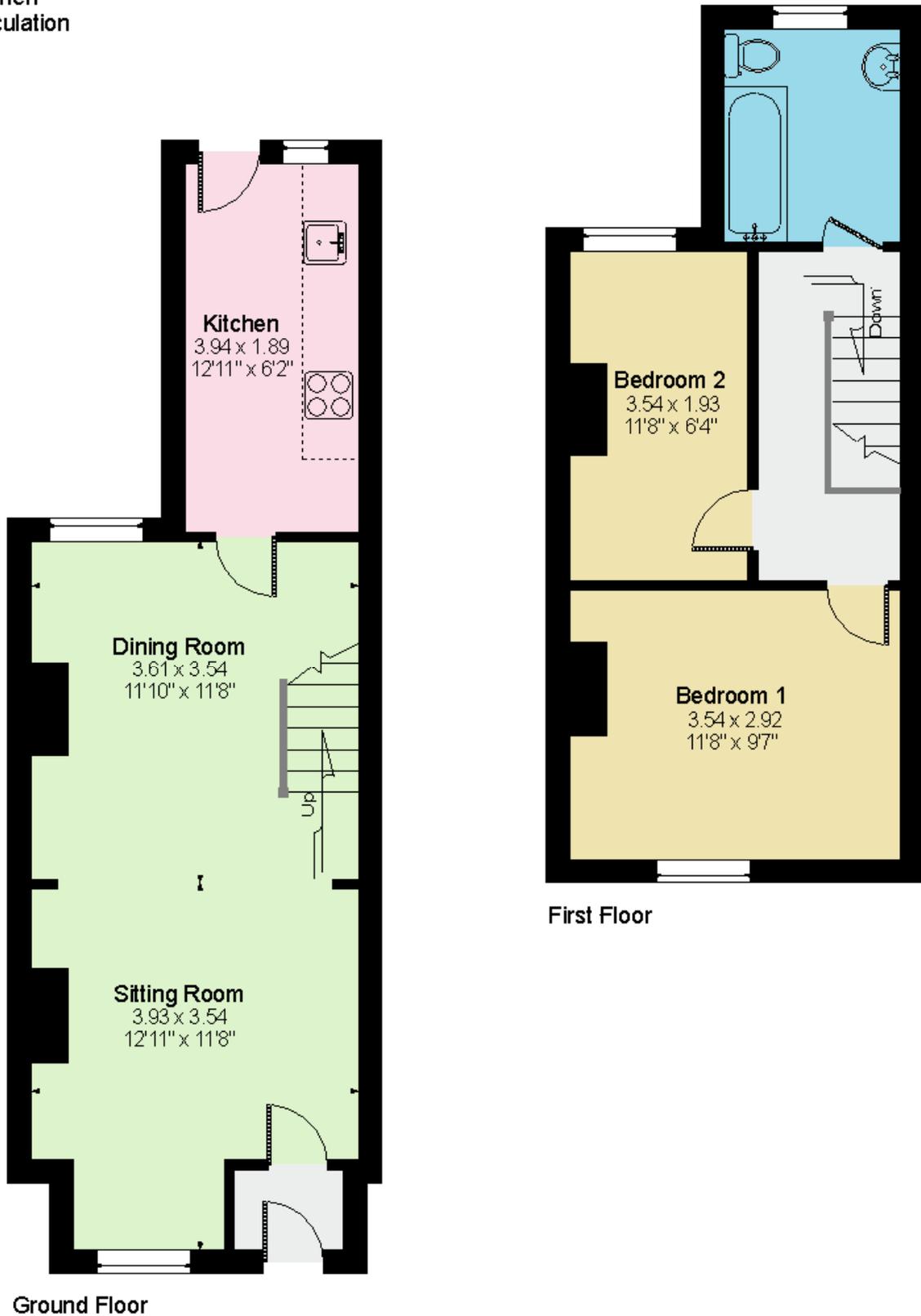
## Property Highlights

- Charming period house with well presented accommodation arranged over two floors and extending to 675 sq ft (62 sq m)
- Delightful Sitting Room with original feature fireplace, oak mantle and inset Morso wood burning stove. Currently linking with:-
- Dining Room with wooden flooring and stairs leading to first floor
- Well equipped Kitchen with a range of wall and base cabinets, 4 ring gas hob with extractor above, oven below, tiled flooring and door leading to rear garden
- Refitted contemporary Bathroom
- Gas fired central heating (new boiler installed in 2017)
- On street parking

**51 BROOKFIELDS,  
CAMBRIDGE CB1 3NZ**

Gross Internal Area 62 sq m (675 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

### Viewing

By prior telephone appointment with  
Bidwells Tel: 01223 841842

### Enquiries

Warrick Anderson 01223 559432  
warrick.anderson@bidwells.co.uk

### Additional Information

#### Services

All mains services are connected to the  
property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Tax Band: C  
Tax Payable 2019/20: £1,602.67

#### Fixtures & Fittings

All items normally designated as tenants  
fixtures and fittings are specifically  
excluded from the sale unless mentioned  
in these particulars

#### Tenure & Possession

The property is for sale freehold with  
vacant possession on completion

#### Health & Safety

In the interest of Health and Safety,  
please ensure that you take due care  
when inspecting any property.

#### Energy Rating C

#### Right of Way

There is a right of access along the  
passageway leading from the rear of the  
property into Brookfields for the benefit of  
the owners and their successors.



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