



Modern four bedroom townhouse close to rail station

29 Rustat Avenue, Cambridge, CB1 3PF

Freehold

savills

Convenient location • Close to Cambridge train station •
Four bedrooms • Garage

Local information

- Cambridge railway station approximately 0.4 of a mile away by foot, with services to London from approximately 50 minutes.

- Within close proximity to Addenbrookes, the Biomedical Campus and Cambridge city centre.

- Every day shopping facilities available within 'CB1' including M&S, Sainsburys, Co-Op, coffee shops, Tamburlaine Hotel and The Station tavern pub.

- 'Cambridge Leisure' nearby with food shopping as well as restaurants and cinema along with live music/comedy venue, The Junction.

- M11 (Junction 11) heads south towards Stansted, London and M25 and north to A14, A1, M1 and M6.

(All distances and times are approximate)

About this property

This impressive three storey townhouse stands mid-terrace and forms part of the Laing Homes "Gallery" development. Built to a stylish and contemporary design in 2004, the property offers spacious and well planned accommodation.

The ground floor is well laid out with a wide hallway, offering plenty of cupboard space for coats and shoes as well as a downstairs cloakroom. A door on the right hand side leads through to the integral garage, with utility

space at the rear for washing and drying machines.

At the rear of the property is a large kitchen/dining room at the rear, with a good number of cupboards for storage, double oven, gas hob and double sink with insinkerator. Full height glazed doors lead out to the garden, with a patio large enough for a barbeque and seating area.

On the first floor, the sitting room is on the South side of the house with glazed double doors and a Juliet balcony. At the rear, is a large double bedroom with built in wardrobes and en suite shower room.

The top floor has three further double bedrooms, the main bedroom being at the front, again with double doors and a Juliet balcony. The main bedroom has an en suite shower room and the other two bedrooms are served by a family bathroom.

The property is available with no onward chain.

Tenure

Freehold

Local Authority

Cambridge City Council: Band F

EPC rating = C

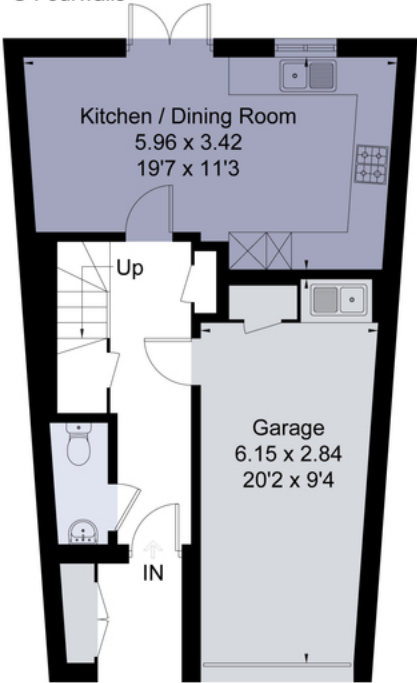
Viewing

Strictly by appointment with Savills

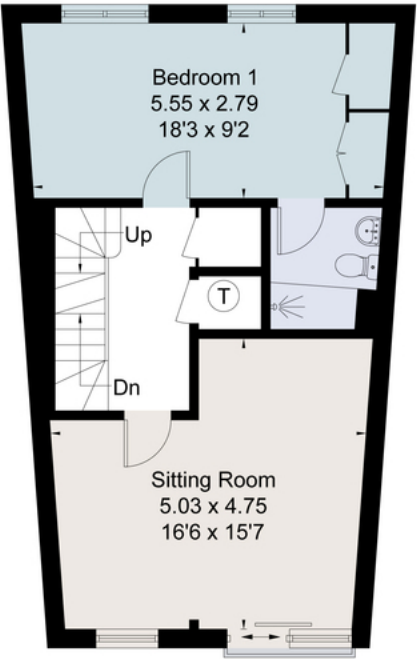




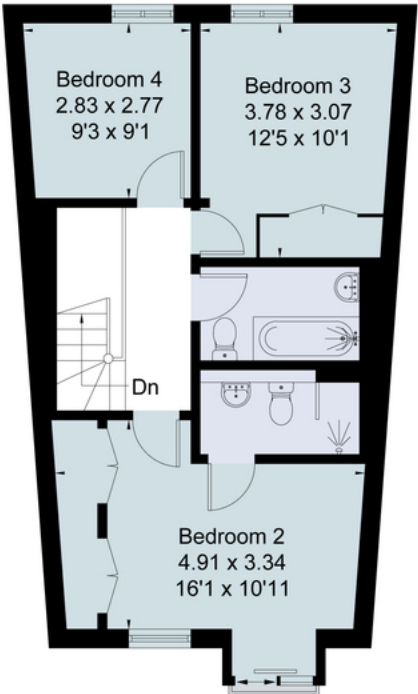
Approximate Area = 131.8 sq m / 1419 sq ft
(Excluding External Cupboard)
Garage = 16 sq m / 172 sq ft
Total = 147.8 sq m / 1591 sq ft
For identification only. Not to scale.
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Ground Floor

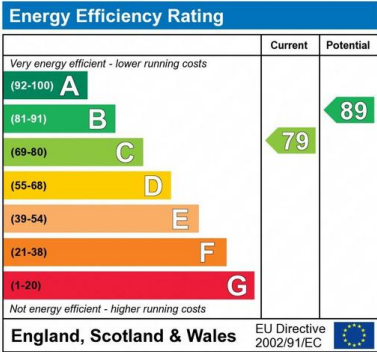


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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