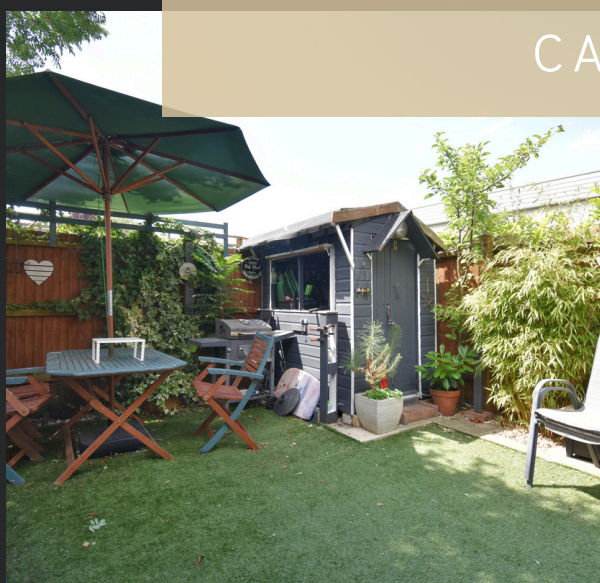




NEATH FARM COURT, CAMBRIDGE



Guide Price: £525,000

This is a fabulous 3-bedroom town house with balcony in a great location close to the City Centre. The property, built in 2013, has lots to offer, with three good size bedrooms, improved open-plan kitchen and en-suite to principal bedroom.



Features

- ✓ Open Plan Living
- ✓ Great Location
- ✓ Car Port
- ✓ Ensuite Shower
- ✓ Roof-Top Balcony
- ✓ Close to Amenities

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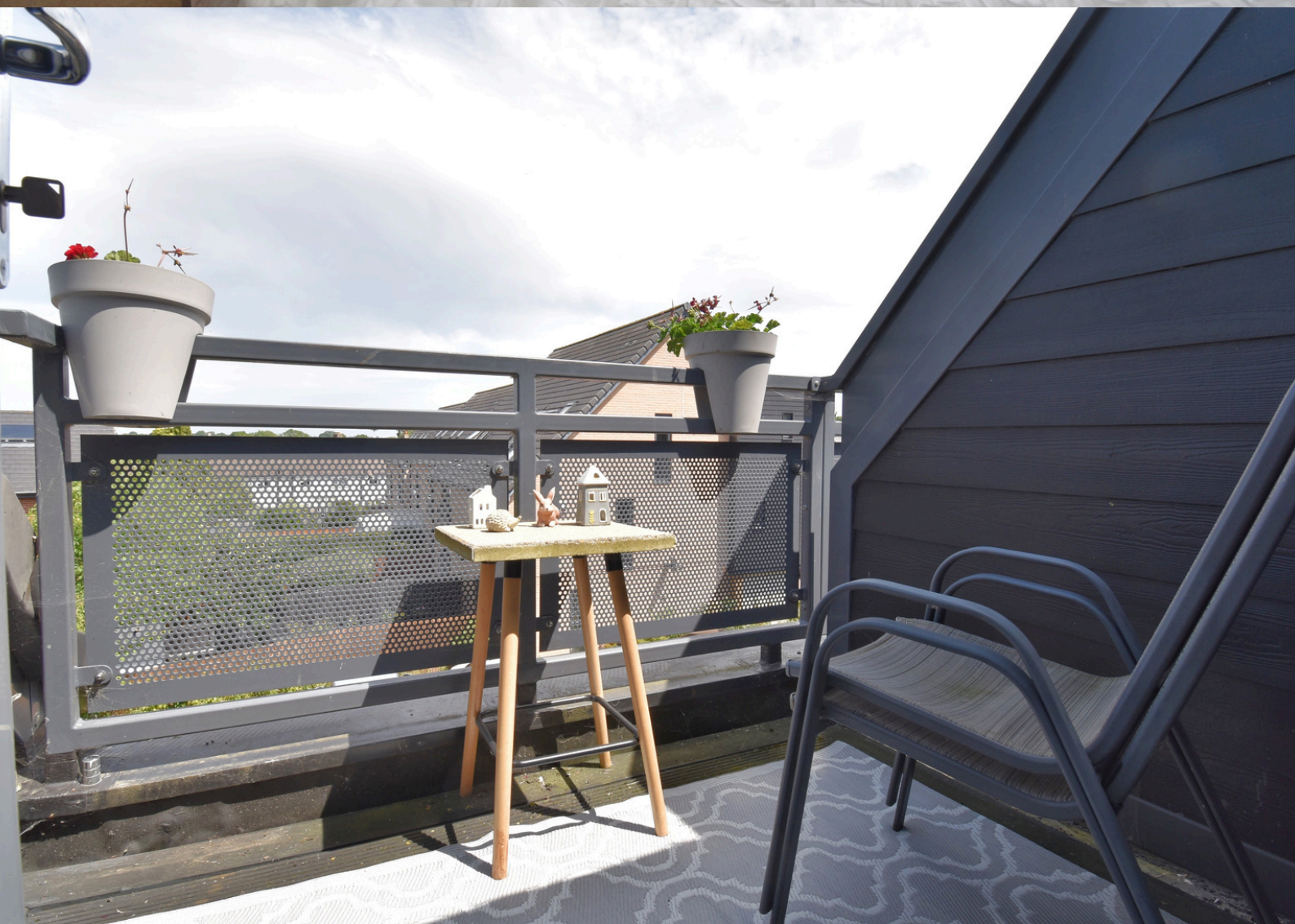
14 High Street, Fulbourn,
Cambridge, CB21 5DH



















NEW LISTING

Three Bedroom Town House close to amenities

We are pleased to offer this fabulous 3-bedroom town house with balcony in a great location close to the City Centre.

The property, built in 2013, has lots to offer, with three good size bedrooms, improved open-plan kitchen, en-suite to principal bedroom, balcony to main bedroom, further Juliet balcony off bedroom 2 and an allocated parking space in the car port.

Ground Floor

As you enter, on the right is the cloakroom and on the left is the newly improved kitchen.

Cloakroom: WC and wash basin. Window to front aspect.

Kitchen: Modern kitchen with good range of units and integral appliances, with sink over-looking the front aspect. Integral appliances, opening into the lounge area.

Lounge: with understairs storage cupboard, French doors leading to the conservatory.

Conservatory: the current owners have invested in making this room more useable with a warm roof conversion. This is a great additional room with doors leading to the private outside space.

First Floor

Bedroom 2: Good size double bedroom with feature Juliet balcony over-looking rear aspect.

Bedroom 3: Further double room with window to front aspect.

Bathroom: Bathtub with shower over, WC and sink vanity unit, window to front aspect.
Storage cupboard on the landing area.

Second Floor

Principle bedroom with feature balcony to the front aspect, fabulous en-suite shower room.

Outside

The front has a selection of mature shrubs with pathway to the side that takes you through to the rear garden. The rear garden is decorative with shed, some planting and side gate.

To the front of the property there is allocated parking in the carport which also provides space for bike storage.

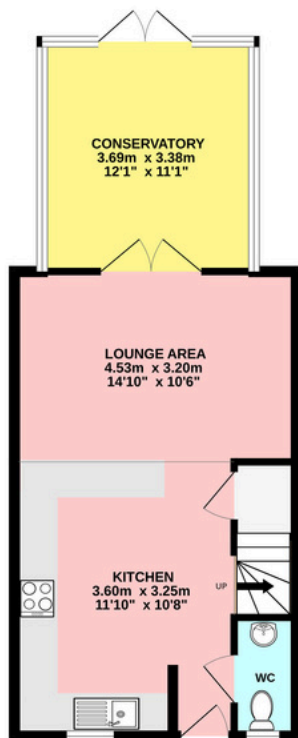
Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

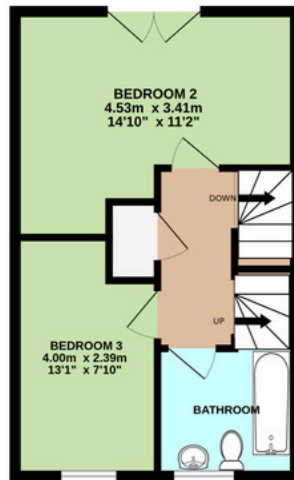
The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute. It is also in easy cycling distance from the Addenbrookes Biomedical Campus.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation survey.

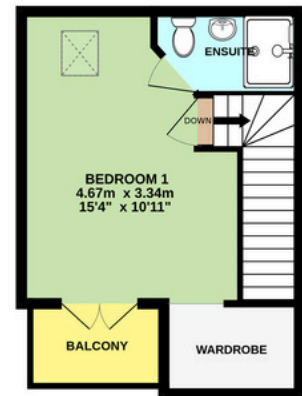
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD
EPC BAND: TBC
COUNCIL TAX BAND: D
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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