



RIVAR PLACE, SLEAFORD STREET, CAMBRIDGE, CB1 2PP

- Cambridge City Centre - approx. 0.8 miles
- Cambridge Railway Station - approx. 0.6 miles
- Parker's Piece - approx. 0.5 miles

Privately owned parking space • No onward chain • Two double sized bedrooms • EPC rating D

DESCRIPTION

The accommodation measures over 600 sq.ft comprising a sitting room, open to the dining area, inner hall, bathroom, kitchen and two double sized bedrooms. The rare benefit of an allocated parking space immediately to the front of the property and a south-westerly facing rear garden.

Entering into the large and open planned sitting/dining room with an open fireplace, ample dining space and under stairs storage. The inner hall has fitted storage and leads to the bathroom and kitchen.

The first floor offers two double sized bedrooms, each of which with fitted wardrobes.

OUTSIDE

The property is situated on a peaceful private street, yet moments from the city centre amenities. There is a parking space solely for the property opposite the house to the front. The rear garden is south-westerly facing and is largely paved with a small lawn/flower bed.

PEACEFULLY TUCKED AWAY ON A PRIVATE STREET JUST MOMENTS FROM THE CITY CENTRE, THIS TWO-BEDROOM HOUSE ENJOYS RARE TRANQUILLITY IN A PRIME LOCATION.



LOCATION

The property is situated on Riva Place, an attractive street situated approximately 1.0 miles from Cambridge city centre, 0.5 miles from the mainline railway station and 2.5 miles from Addenbrooke's/Biomedical campus. The street is predominantly residential and is accessed via Mill Road and East Road. There are a wide Range of amenities nearby including independent shops, cafes, restaurants and public houses.

ADDITIONAL INFORMATION

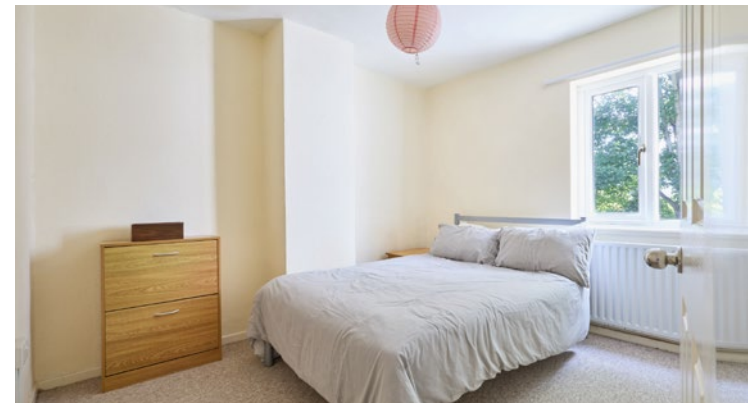
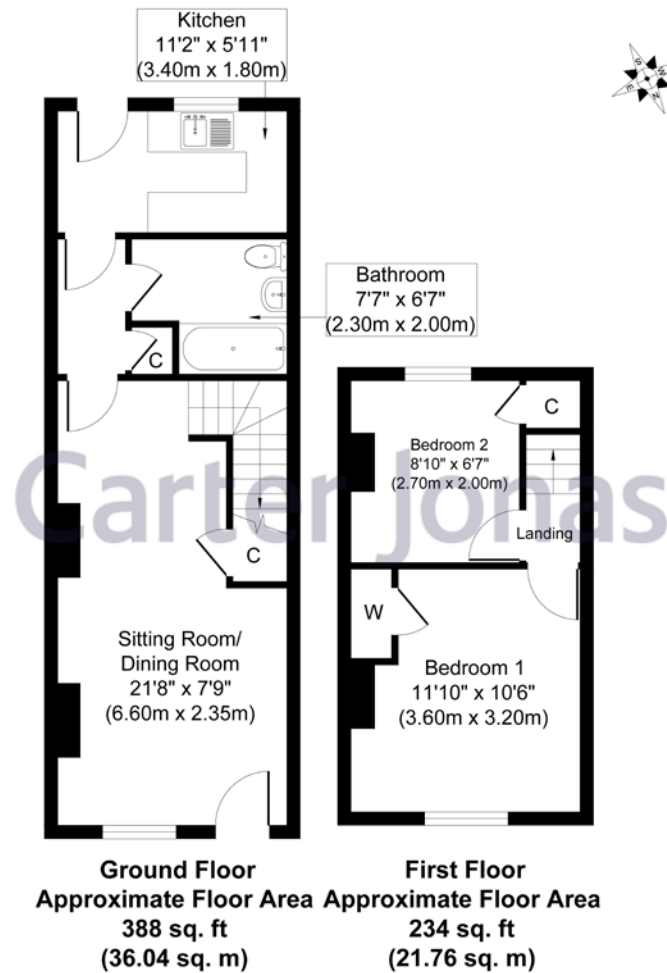
Tenure: Freehold

Services: Mains water, drainage, electricity and gas

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 472011





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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