



**6 Birch Close**  
**Cambridge, CB4 1XN**  
**Offers Over £425,000**

## 6 Birch Close, Cambridge, CB4 1XN

An established end of terrace family home standing within this peaceful cul-de-sac and perfectly nestled in easy reach of the City of Cambridge and Science Park.

This property offers huge potential and currently boasts accommodation to include entrance hall, kitchen, living/dining room, three good size bedrooms, bathroom and separate WC.

Externally the property offers a fully enclosed well maintained rear garden.

### Entrance Hallway

With stairs rising to first floor. Two storage cupboards. Doors to kitchen and living/dining room.

### Kitchen 11'1" x 6'11" (3.39m x 2.11m)

Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Space for oven. Storage cupboard. Window to front aspect.

### Living/Dining Room 17'3" x 16'0" (5.27m x 4.88m)

A well-proportioned, bright living space with feature brick built fireplace and gas fire. Two floor to ceiling patio doors leading to rear garden.

### First Floor Landing

With doors to all bedrooms, bathroom and WC. Access to loft. Storage cupboard housing boiler.

### Bedroom 1 13'2" x 8'7" (4.02m x 2.62m)

With built in storage cupboard. Window to rear aspect.

### Bedroom 2 13'2" x 15'0" (4.02m x 4.58m)

With built in storage cupboard. Window to rear aspect.

### Bedroom 3 9'9" x 6'2" (2.99m x 1.88m)

With built in storage cupboard. Window to front aspect.

### Bathroom

Suite comprising, panelled bath and pedestal wash hand basin. Built in storage cupboard. Window to front aspect.

### WC

With low level WC. Window to front aspect.

### Outside - Front

Pathway leading to front door and separate outside storage. Bordered by mature trees and shrubberies. Gated access to rear garden.

### Outside - Rear

A fully enclosed garden featuring a well maintained lawn bordered by mature trees and shrubberies. A paved pathway leading to a gravelled section with a washing line, and access to the front of the property. Garden shed.

### Garage

Garage en bloc.

### Location

Cambridge, is a historic university city renowned for its prestigious university, beautiful architecture, and vibrant cultural scene. Located in Cambridgeshire, it features iconic

landmarks such as King's College Chapel, the Cambridge University Botanic Garden, and the River Cam, where punting is a popular activity. The city combines rich academic tradition with modern innovation, making it a hub for education, research, and technology. Its picturesque streets, historic colleges, and lively markets attract visitors from around the world.

### Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - C- Cambridge Council

Property Type - End Of Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 79 SQM

Parking - On Street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

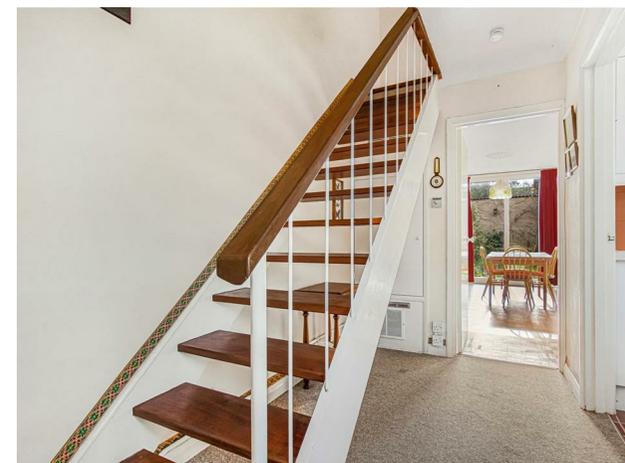
Broadband Connected - TBC

Broadband Type - Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants -

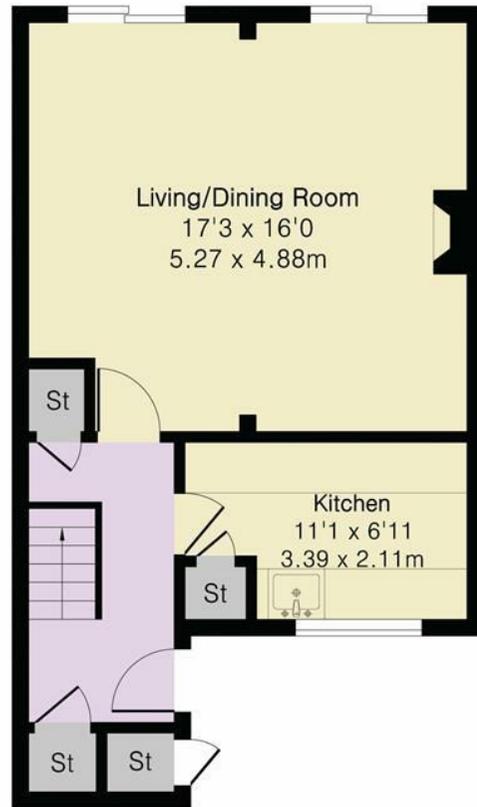
Birch Close is private residents management as opposed to council maintained. Currently £125pa



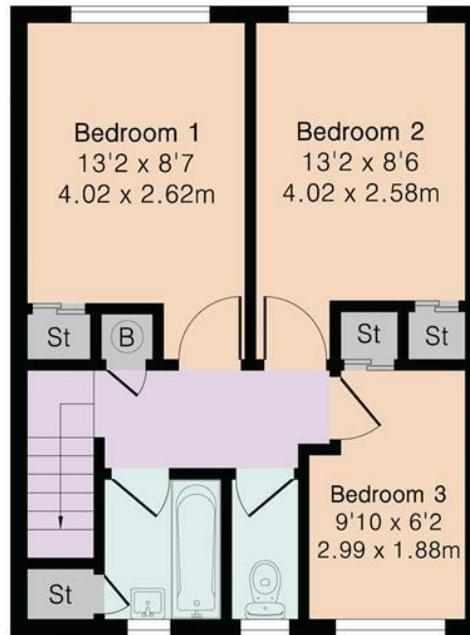
# Approximate Gross Internal Area 847 sq ft - 79 sq m

Ground Floor Area 443 sq ft – 41 sq m

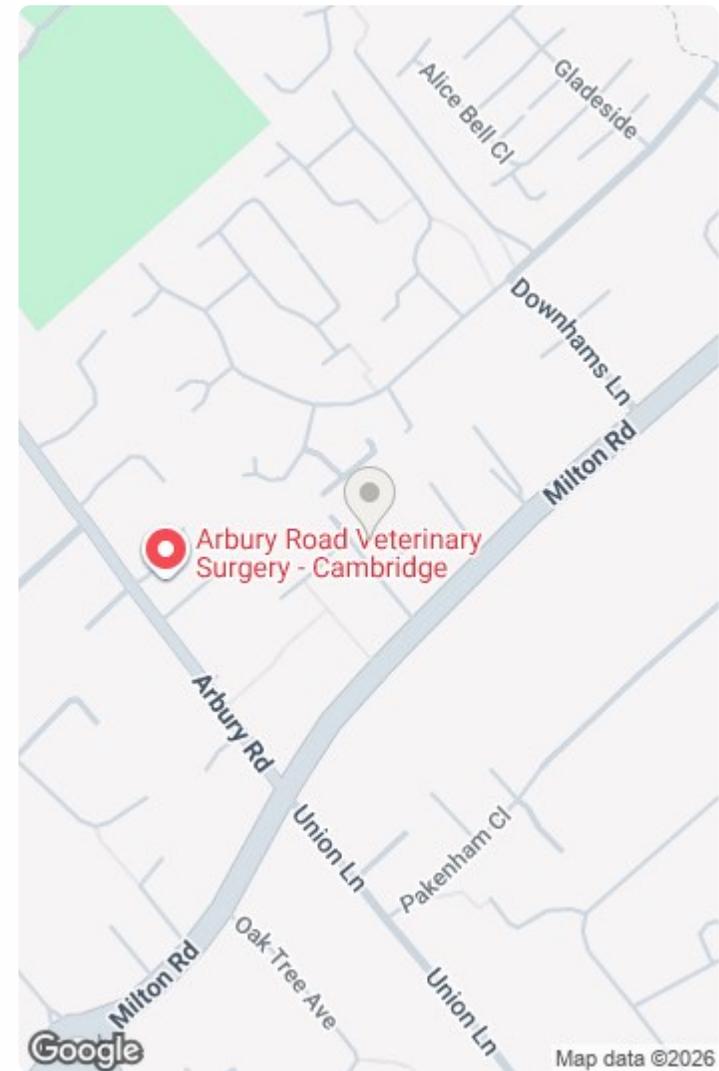
First Floor Area 404 sq ft – 38 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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