



3 MUSGRAVE DRIVE, CAMBRIDGE, CB2 0AQ

- Cambridge Railway Station - approx. 2.3 miles
- Cambridge City Centre - approx. 2.5 miles
- Addenbrookes Hospital - approx. 0.7 miles
- M11 Motorway - approx. 2.2 miles

Kitchen with integrated Bosch appliances • Large family dining room with bi-fold doors • Living room • 4 Double bedrooms • 2 En-suite shower rooms • Family bathroom • Enclosed courtyard garden • Off-road parking • EPC rating B

DESCRIPTION

The spacious entrance hall provides access to a well equipped kitchen with integrated Bosch appliances, stone work surfaces and spacious family/dining room with bi-fold doors to enclosed outdoor space. Cloakroom.

Beautiful first floor living room to the front elevation and principal bedroom with walk-in dressing area and en-suite shower room.

Stairs to the second floor where there are 3 further double bedrooms, en-suite and family bathroom.

OUTSIDE

Enclosed low maintenance rear garden having pedestrian gated access to two allocated parking spaces.

LOCATION

Ninewells development, built by Hill Residential in 2019 is situated to the South side of the City, conveniently placed for access to Addenbrookes & Papworth Hospital, Biomedical Campus and M11 motorway linking with the major road networks. There will also be easy access to the new Cambridge South railway station due to be completed in 2025.

BEAUTIFULLY PRESENTED AND FINISHED TO A HIGH SPECIFICATION AND ENERGY EFFICIENT TERRACE TOWNHOUSE, ARRANGED OVER 3 FLOORS OFFERING VERSATILE ACCOMMODATION ADJOINING OPEN COUNTRYSIDE. UNDER FLOOR HEATING TO GROUND AND FIRST FLOORS WITH RADIATOR HEATING TO THE TOP FLOOR.



ADDITIONAL INFORMATION

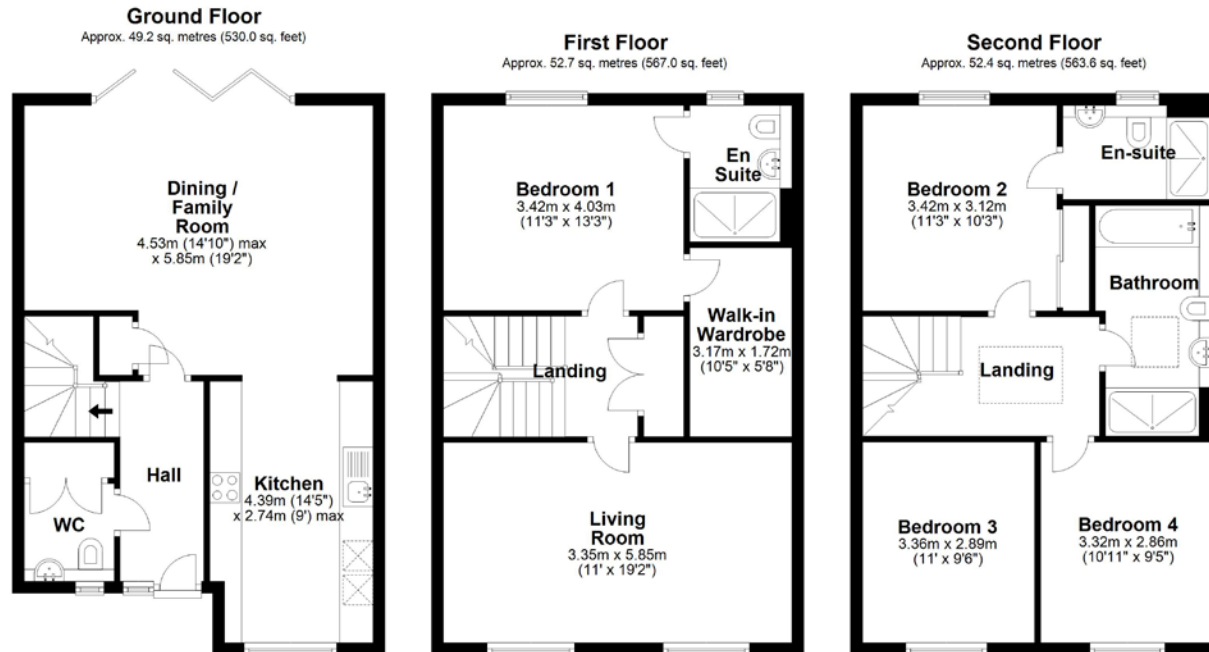
Tenure: Freehold

Services: All mains services

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330





Total area: approx. 154.3 sq. metres (1660.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Cambridge South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.