



Gunhild Way, Cambridge, CB1 8RB

CHEFFINS

Gunhild Way

Cambridge,
CB1 8RB

A 3 bedroom semi detached house in a quiet and convenient south city location close to local amenities and with easy access to Addenbrooke's, the railway station and city centre. The accommodation comprises entrance hall, living room, kitchen, utility room, WC, 3 bedrooms and bathroom. Further benefits include off street parking to the front and good sized enclosed garden to the rear.

3 1 1

Guide Price £425,000



**ENTRANCE HALL**

with stairs to first floor.

LIVING ROOM

with feature electric fireplace, radiator and window to front aspect.

KITCHEN

fitted with base and wall units, sink, oven, gas hobs with extractor above, fridge, freezer, dishwasher and radiator. Patio doors to the rear aspect leading to rear garden.

UTILITY ROOM/CLOAKROOM

utility area with work tops, built in shelving, washing machine and dryer. Separate cloakroom off with toilet, wash basin and window to rear aspect.

STAIRS/LANDING**MASTER BEDROOM**

with built in wardrobes, radiator and window to rear aspect

BEDROOM 2

with built in wardrobes, radiator and window to front aspect.

BEDROOM 3

with built-in wardrobes, radiator and window to front aspect.

BATHROOM

with shower over bath, wash basin, toilet and window to rear aspect.

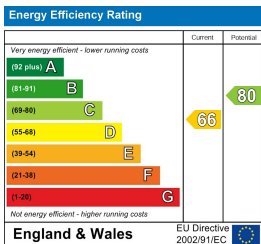
OUTSIDE**PARKING**

off street parking to the front of the property.

GARDEN

generous enclosed rear garden predominantly laid to lawn with patio and shed.





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Tenure – Freehold

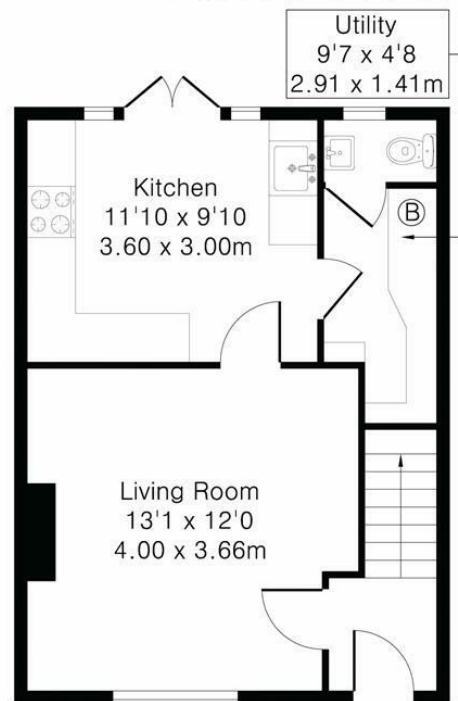
Council Tax Band – C

Local Authority – Cambridge City Council

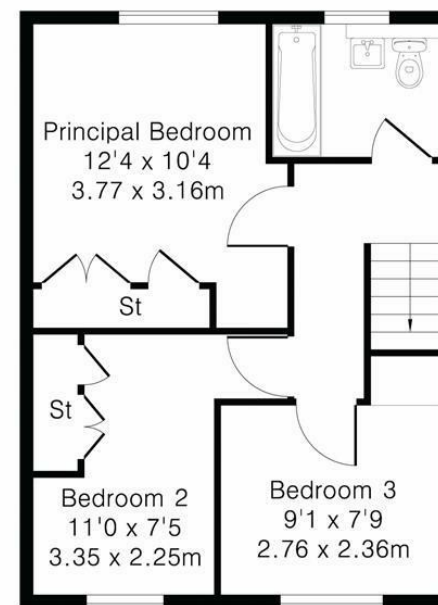
Approximate Gross Internal Area 774 sq ft - 72 sq m

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 387 sq ft – 36 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

