



Grey Way, Cambridge, CB5 8XT

CHEFFINS

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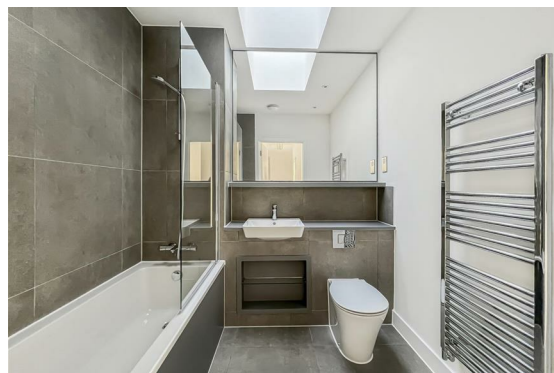
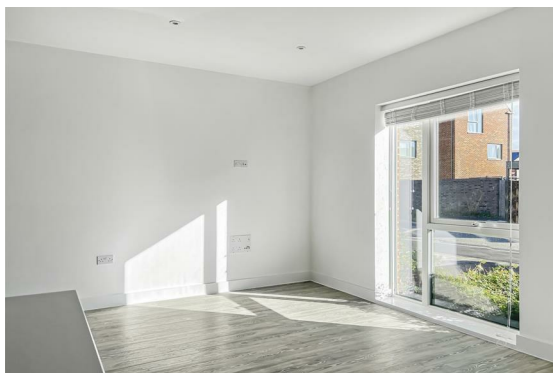
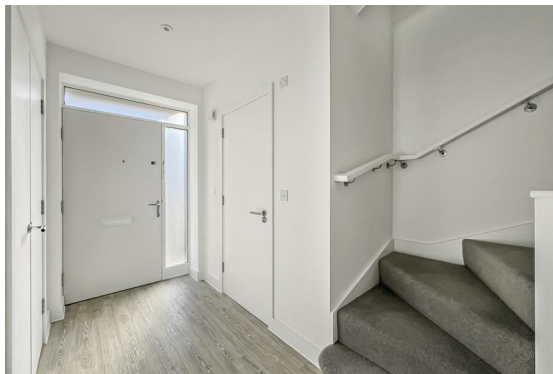
- Mid-Terraced Built In 2024
- Two Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Open Plan Living Area
- High Specification Finish Through Out
- Low Maintenance Rear Garden
- Air Source Heat Pump
- Chain Free

An immaculately presented mid-terraced home offering stylish open-plan living on the ground floor, featuring a highly energy-efficient specification and a low-maintenance garden. Situated within the sought-after Marleigh Development, the property is offered with no onward chain.

2 2 1

Guide Price £500,000





LOCATION

The property is situated on Grey Way, a peaceful residential street within the award-winning Marleigh development on the eastern edge of Cambridge. Marleigh has quickly become one of the city's most sought-after new communities, offering beautifully designed homes alongside a wealth of amenities including a primary school, nursery, community centre, and the vibrant Jubilee Square with its independent shops and café. Grey Way enjoys a quiet setting just moments from these conveniences, while being within easy reach of the city centre, Cambridge North Station, and the Cambridge Science and Business Parks. Excellent cycling routes, public transport connections, and access to open green spaces and countryside walks further enhance the appeal of this modern and well-connected neighbourhood.

STORM PORCH

covering the panelled entrance door with side glazed panels fitted with privacy glass leading through into:

ENTRANCE HALL

with wood effect Karndean flooring, stairs rising to first floor accommodation, set of double doors providing access to UTILITY CUPBOARD with space and plumbing for washer/dryer, opening through into open plan kitchen/living/dining area.

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, recessed storage shelf, tiled upstand, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

KITCHEN

comprises a collection of contemporary wall and base mounted storage cupboards and drawers fitted with a soft closing feature, stone work surface, inset stainless steel one and a quarter bowl sink unit with hot and cold mixer tap, integrated and concealed fridge/freezer, dishwasher, integrated AEG oven, induction hob, extractor hood above, wood effect Karndean flooring, LED downlighters, double glazed window overlooking garden and opening through into:

OPEN PLAN LIVING/DINING ROOM

with wood effect Karndean flooring, inset LED downlighters, wall mounted underfloor heating control, set of double glazed windows to front aspect, set of double glazed French doors leading out onto patio/garden.

ON THE FIRST FLOOR

LANDING

with loft access, set of double doors providing access into storage cupboard and airing cupboard housing pressurised hot water cylinder, radiator, double glazed window fitted with privacy glass out onto rear aspect, doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with full height set of built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, double glazed window to front aspect, door leading into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, storage shelf, wall mounted shaver point, recessed storage shelf, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, skylight.

BEDROOM 2

with radiator, full height double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shelf, recessed storage shelf, shaver point, heated towel

rail, inset LED downlighters, tiled flooring, extractor fan, skylight.

OUTSIDE

To the front the property is approached off Grey Way by a dropped kerb leading onto a block paved driveway with enough parking for one vehicle and is bordered by some well stocked bedding and a block paved pathway leading to the front entrance door.

To the rear property is a low maintenance garden principally laid to lawn with a paved patio area led directly off the rear part of the property, fitted timber storage shed. The air source heat pump is located to the left hand side of the garden and the property benefits from a shared side access gate leading onto a covered shared walkway with the neighbouring property leading round to the front.

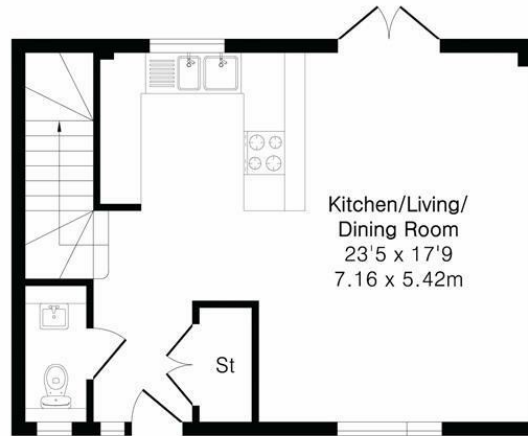




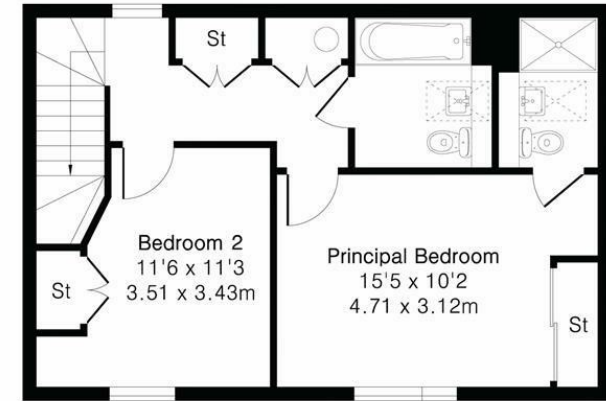
Approximate Gross Internal Area 914 sq ft - 85 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 481 sq ft – 45 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £500,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.