





Jolley Way, Cambridge

## Price: Freehold £350,000 offers over

- Refurbished Terraced Home
- Very Popular Location
- Three Bedrooms
- Brand New Fitted Kitchen with Oven and Hob

EPC Rating: E

- **New Boiler**
- Brand New Bathroom Suite with Fitted Shower
- Private Well Kept Gardens
- VIEWING RECOMMENDED-CHAIN FREE!





An excellently presented three bedroom terraced home, situated in this very popular North Cambridge location, close to all local amenities, including the Science Parks at Milton Road and Cambridge North railway station.

The property has been refurbished to a high standard to include a brand new kitchen with fitted oven and ceramic hob, and a new "Ideal" gas fired boiler, as well as a new bathroom suite with fitted electric shower and separate WC. There is double glazing throughout and in addition all carpets and some flooring have been renewed. There is a lovely private garden to the rear with brick built shed and pedestrian access to the rear. The house is ready to move into and is chain free.

**Accommodation Includes** 

**Entrance Hall** 

Lounge 12'2 x 11'10 (3.7m x 3.6m)

Dining Room 11'8 x 9'10 (3.55m x 3m)

Kitchen 11'8 x 8'8 (3.55m x 2.64m) First Floor Landing

Bedroom One 13'6 x 9'10 (4.11m x 3m)

Bedroom Two 10'5 x 10'4 (3.17m x 3.16m

Bedroom Three 9'3 x 8'9 (2.8m x 2.67m)

Bathroom

Outside

Front Garden

Open plan with pathway to front door.

Rear Garden

Mainly laid to lawn, patio area, fenced with hedge/shrub borders and lockable brick built shed. Gated pedestrian access to the rear.











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- 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP101224 0004