



Walker Court, Cambridge  
**£325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Terraced House
- Some Updating Required
- Three Bedrooms
- Dual Aspect Lounge
- Kitchen/ Diner

A fantastic opportunity for first time buyers or investors! This three bedroom family home requires some cosmetic updating but is being offered for sale at a very competitive price and with the benefit of no onward chain. Located just off Arbury Road this property is perfectly placed for access to local schools, shops and amenities as well as the Science Park and Cambridge North station. Early internal inspection is strongly advised.

Bedroom 1 4.37m x 2.92m

Bedroom 2 3.33m x 2.55m

Bedroom 3.30m x 2.55m

Bathroom 3.19m x 2.01

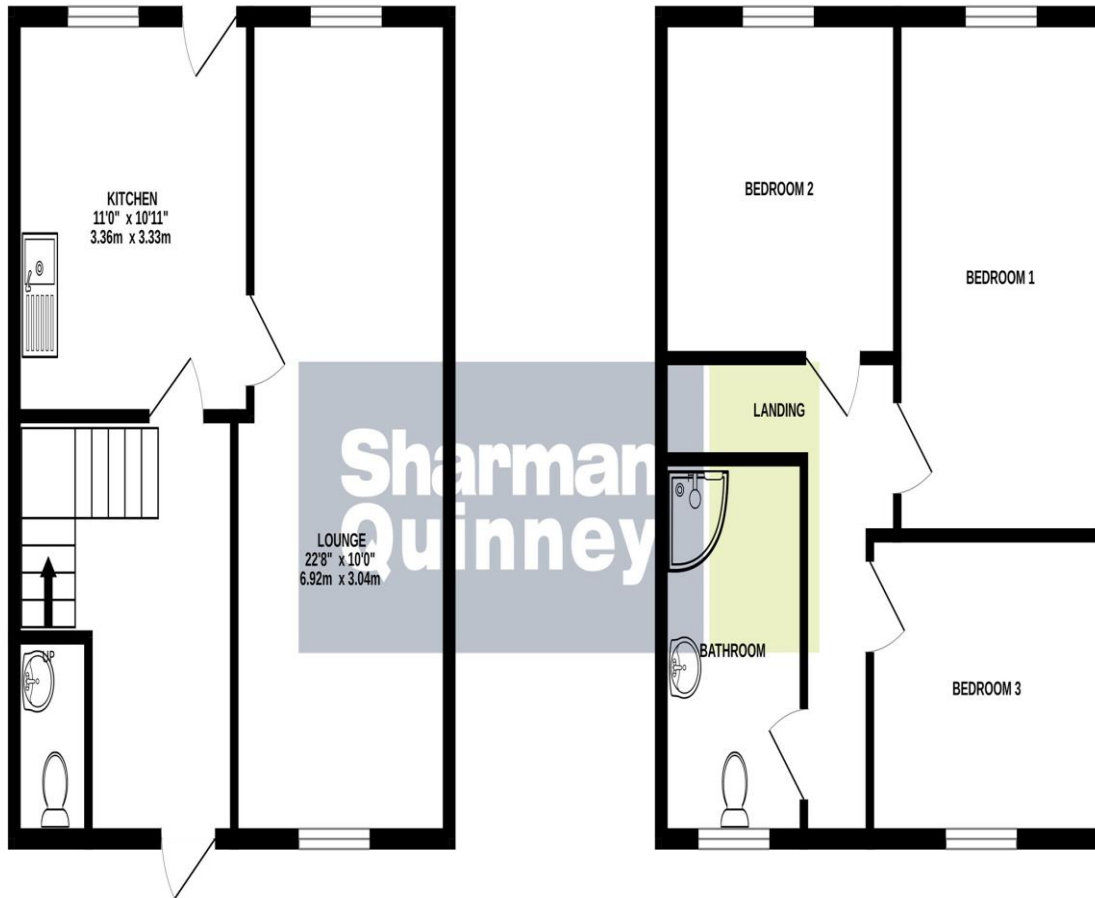






GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



THREE BED TERRACED HOUSE

TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 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: ORP101731 - 0006

