



Nuns Way, Cambridge  
**Offers Over £375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Mid-terraced house
- Kitchen / diner
- Spacious bedrooms
- Convenient downstairs WC
- Converted garage

The ground floor has been thoughtfully designed to provide flexible living space. At the front of the property, a bright kitchen/diner with integrated appliances offer plenty of room for both cooking and entertaining. The generous living room is also located on the ground floor, creating a comfortable space for relaxing and entertaining. A convenient WC also serves the ground floor providing practicality.

To the rear, the garage has been converted into a further reception room. This adaptable area works perfectly as an additional bedroom, home office, or playroom, with direct access into the private garden enhancing its use as a multifunctional space.

Upstairs, the property offers two well-sized bedrooms. The principal bedroom is a generous double, offering ample space for wardrobes and



storage, while the second bedroom is also comfortably sized, making it suitable for a child's room, guest space or study. Both rooms are served by a modern family bathroom. This property provides versatility throughout and proves to be a great opportunity for first time buyers and home movers alike.

Kitchen / diner - 5.87m x 3.30m / 19'2 x 10'8

Sitting room - 3.71m x 3.07m / 12'1 x 10'0

Bedroom one - 4.63m x 2.38m / 15'1 x 7'8

Shower room - 1.40m x 0.95m / 4'5 x 3'1

WC - 2.00m x 0.70m / 6'5 x 2'2

Bedroom two - 3.71m x 3.37m / 12'1 x 11'0

Bedroom three - 3.71m x 3.50m / 12'1 x 11'4

Bathroom - 2.70m x 1.78m / 8'8 x 5'8





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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