



93 Highfields Road, Caldecote, Cambridge  
CB23 7NX



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 93 Highfields Road, Caldecote

Cambridge | CB23 7NX

## Guide Price £450,000

- Detached bungalow
- Three double bedrooms
- Sun room
- Large driveway
- In need of renovation
- Sought after village location
- Collection of outbuildings & garage
- Plot size of 0.3 acres
- Scop to extend/build (STPP)
- Good road links to the A428, A14 & M11
- Approximate total floor area 1,264 sq.ft.
- No onward chain

### The Property

A spacious, detached bungalow comprising of three double bedrooms, sun room and a collection of outbuildings nestled on a plot of 0.3 acres.

### The Setting

Highfields Road enjoys a quiet, residential location in the heart of Caldecote, a sought after village to the west of Cambridge. The village benefits from having convenient transport links to the A428, A14 and M11 and is only 8.1 miles to Cambridge's vibrant city centre.

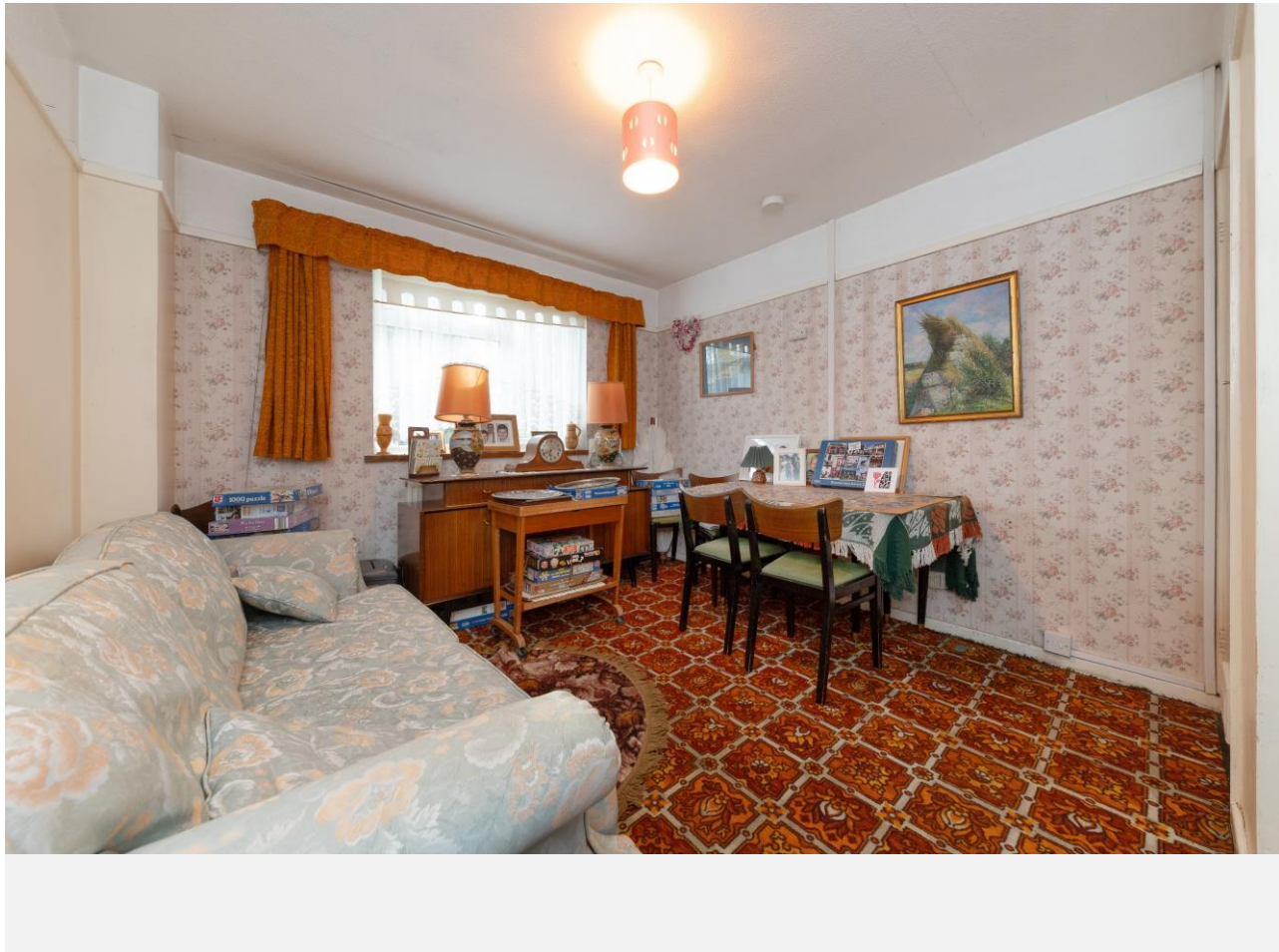
### The Accommodation

A part glazed door provides access to the entrance hall which has loft access and doors to the living room and two of the double bedrooms. The living room is spacious and has a side aspect and doors the kitchen and third bedroom. The kitchen has a good range of cupboard and drawer units, stainless steel sink and draining unit, space and plumbing for appliances. To the rear of the kitchen is the family bathroom.

### Outside

The property is set back behind a front garden and driveway to the side which leads to the rear garden. The plot has a number of mature trees and shrubs and is mainly laid to lawn.

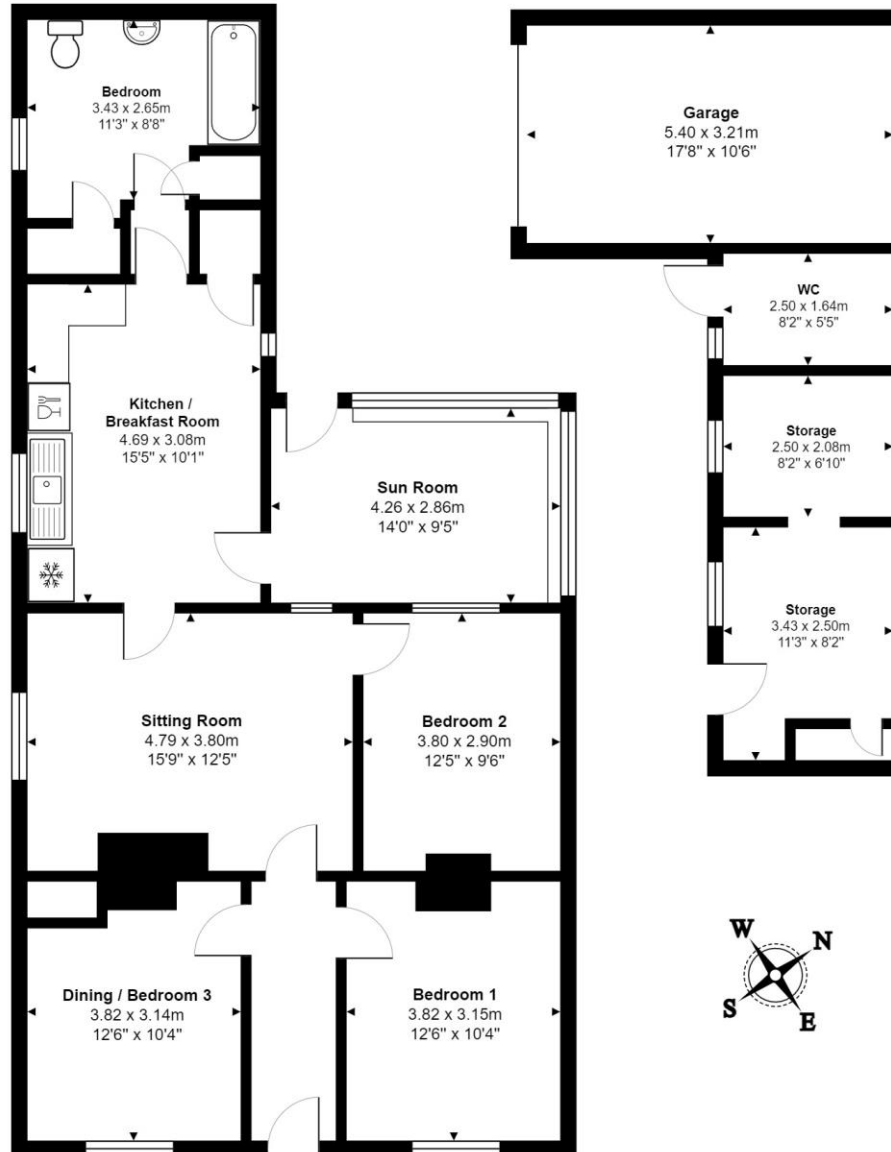






**Ground Floor**

**Outbuildings**



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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