



9 Kendal Way, Cambridge, CB4 1LP



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# 9 Kendal Way

Cambridge | CB4 1LP

## Guide Price £325,000

- Development opportunity
- Currently 2 bedrooms
- Accommodation extending to 778 sq.ft
- Scope to extend (STPP)
- Corner plot
- Close to the Cambridge Science & Business Parks
- Close to the Cambridge North Train Station
- Walking distance to Cambridge city centre
- Good road links to the A14 & M11
- EPC E

### The Property

Providing a superb investment opportunity, currently in the form of a 2 bedroom, semi-detached dwelling. The property is ideally located on Kendal Way, off Milton Road, just a short walk to the historic Cambridge City Centre, the Cambridge Science & Business Parks and Cambridge North Station.

### The Setting

Milton Road connects the Ward of Chesterton and the main Cambridge City Centre. Milton Road is also a connecting road to the A14 & the village of Milton. There is a local Co-op within a short walk, as well as a pub/restaurant and a number of coffee shops.

### The Accommodation

The property provides accommodation over two floors, extending to approximately 778 sq.ft. with scope to vastly extend (STPP). The accommodation in brief comprises of 2 bedrooms, a family bathroom, separate WC, lounge and separate dining room.



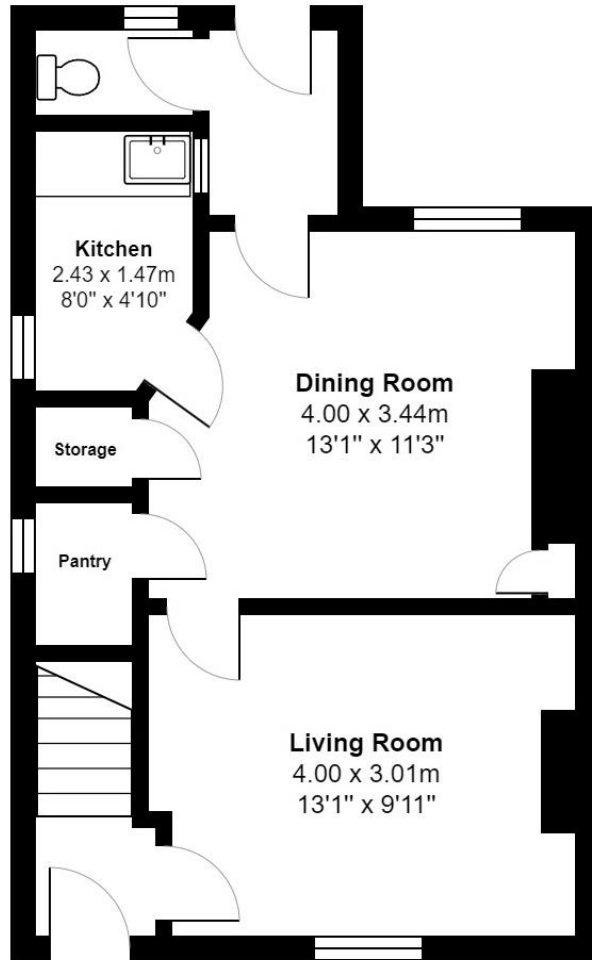




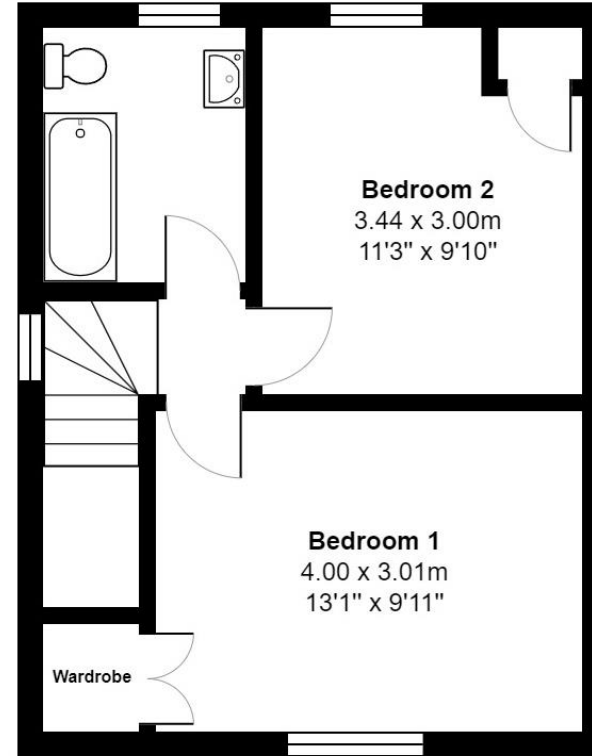




### Ground Floor



### First Floor



Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>

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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