



115 Derwent Close
Cambridge, CB1 8DY

Guide price £475,000



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- 3 bed, 1 recep, 1 bath
- Gas central heated and double glazed
- Garage
- No onward chain
- 1970s
- Council tax band - C

An extended 1970's house with a garage and private garden, conveniently situated just off Cherry Hinton Road, within a mile of Addenbrooke's and Arm and available with NO ONWARD CHAIN.

On the ground floor is a reception hall with a meter cupboard, space for coats and footwear and door to a spacious lounge / dining room area, benefitting from a dual aspect and finished with engineered wood flooring. A sliding door from the dining area opens on the private rear garden. The kitchen / breakfast room has been fitted with a matching range of units; integrated appliances include a logic oven and 4-ring gas hob with extractor over. There are also a number of freestanding appliances, all of which are included within the sale.

Upstairs are 3 bedrooms, the master bedroom is particularly spacious, includes built-in cupboards and houses a hot water cylinder. The bathroom has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail. the landing provides access to an insulated loft.



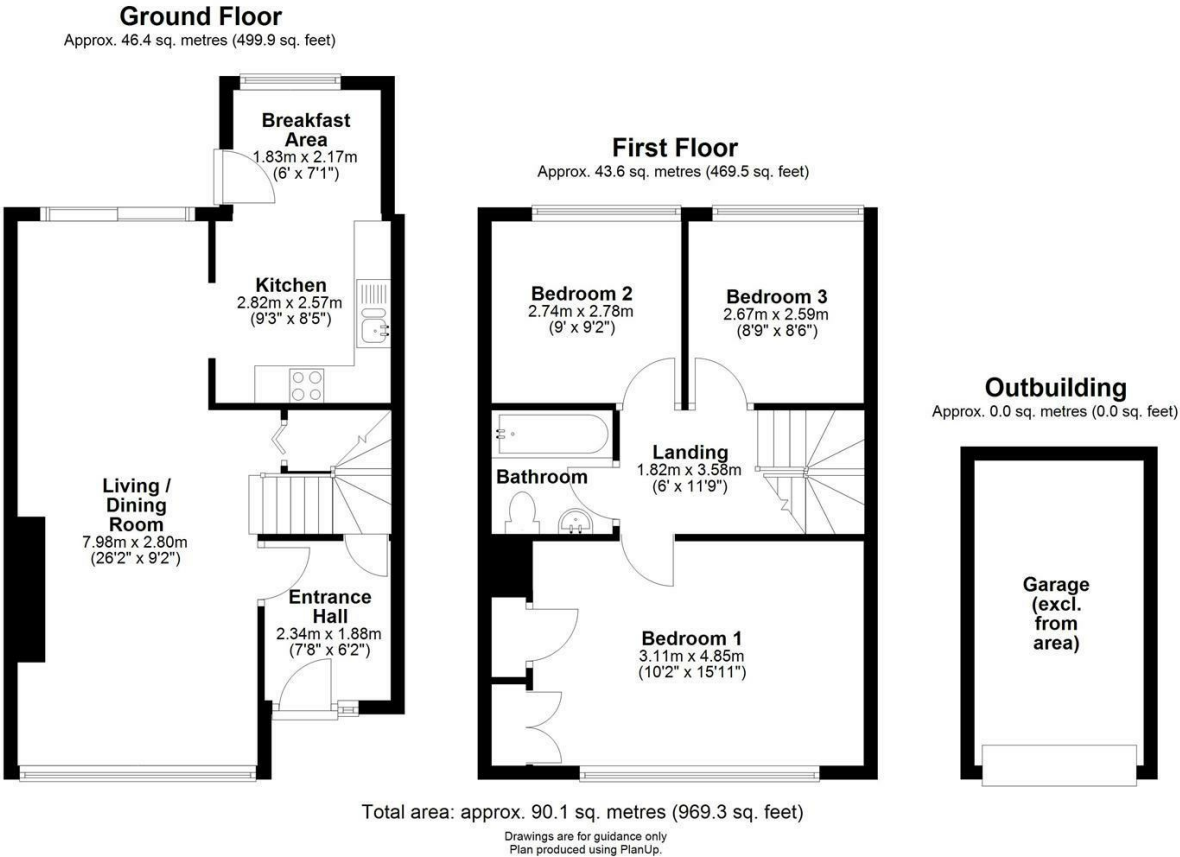


Outside there is a small front garden mainly gravelled for ease of maintenance. To the rear, there is a small patio with partially laid lawn garden extending to around 21ft (6.4m). There is a small summerhouse and secure gated access providing pedestrian access back to the front of the close. There is a garage located just opposite in a nearby block.

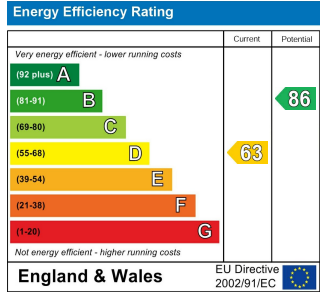
Derwent Close is exceptionally well located for access into the Addenbrooke's campus and associated developments, as well as Cambridge railway station which is less than a 10 minute drive or cycle ride away. There are various amenities nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli. Good schooling is available at Queen Emma and Queen Edith primary schools with secondary provision at St Bedes, Netherhall School and Coleridge Community College.

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Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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