



29 Claygate Road
Cambridge, CB1 9JZ

Guide price £535,000



29 Claygate Road Cambridge, CB1 9JZ

- No chain
- 1965
- Council tax band: D
- EPC - C / 71
- 3 bed, 1 bath, 2 recep
- Detached house

An established 1960s house with a broad garden, garage & driveway, enjoying a quiet, near central village position just south of the City, 1 mile from Arm & just 2 miles from Addenbrooke's.

This detached house was built in 1965 and is a short stroll from the High Street. The property would benefit from sympathetic updating, though in general has been extremely well cared for and maintained, offering exciting scope to extend, subject to the necessary consents.

The living room has a bay-window and a gas fireplace (currently capped off). Adjoining the living area is a dining room with a sliding door to a double-glazed conservatory offering views over the rear garden. The kitchen has been fitted with a matching range of base and eye-level units, includes a freestanding gas oven and has a side door to the garden and garage.

Upstairs are 3 good sized rooms, 2 with built-in cupboards/storage. The bathroom has been fitted with a white 3-piece-suite and benefits from a dual aspect. The landing provides loft access and has an airing cupboard housing a combi-boiler.

No.29 is set nicely back behind a large drive with access to the garage. There is a shingled front garden with shrub borders. Secure side access leads to





the rear garden and a utility area which adjoins the garage. The rear garden measures 16.1m x 11.9m, is mainly paved and shingled for ease of maintenance and bordered with mature shrubs.

Cherry Hinton is a sought-after village, conveniently situated within the City boundary and incredibly well served by a High Street with a range of shops, pubs, restaurants and takeaways, plus sport & leisure facilities.

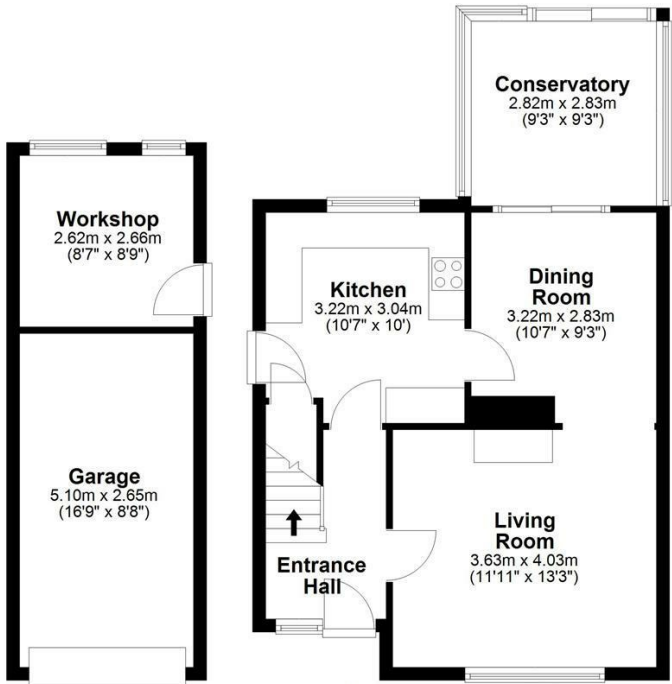
There are two primary schools which feed into Netherhall secondary school.

The area is popular thanks to its easy access to Addenbrooke's, Cambridge Station (2 miles) and the City Centre. Cherry Hinton has excellent bus links and cycle paths into Cambridge, and is also a short distance from the A14/A11 road networks for anyone commuting elsewhere.



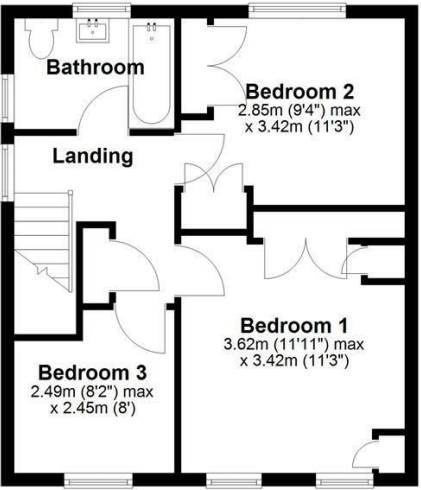
Ground Floor

Main area: approx. 48.3 sq. metres (520.1 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.5 sq. feet)
Plus workshop, approx. 7.0 sq. metres (74.8 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



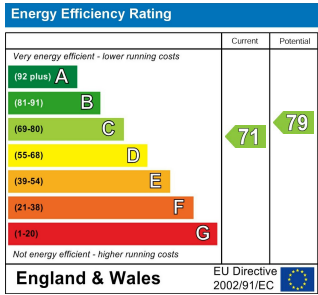
Main area: Approx. 89.2 sq. metres (959.9 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.5 sq. feet)
Plus workshop, approx. 7.0 sq. metres (74.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com