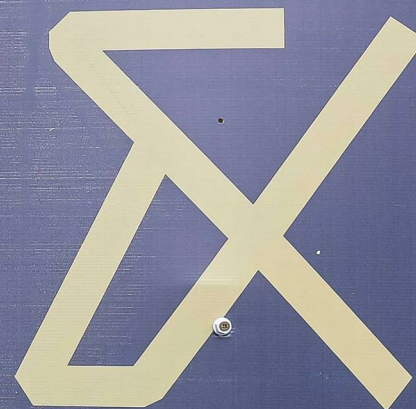




GRAY
& TOYNEBEE

GRAY & TOYNEBEE



01223 439555

GRAYANDTOYNEBEE.COM

FOR SALE

84 Malvern Road
Cambridge, CB1 9LD

Guide price £450,000



84 Malvern Road Cambridge, CB1 9LD

- 3 bed, 2 recep, 1 bath
- Garage and parking
- No onward chain
- Front and rear gardens
- 890 sqft / 82 sqm
- Council tax band - C

A conveniently placed home with a garage, enjoying a peaceful cul-de-sac position & a west-facing garden backing onto nearby allotments, for sale with the advantage of no chain.

This end-of-terraced home enjoys a quiet, near central position in Cherry Hinton, moments from the village High Street, 0.8 miles from ARM Ltd & just 1.8 miles from Addenbrooke's. The house is well suited to first time/investment buyers alike & is tucked away at the end of the cul-de-sac behind an established front garden.

On the ground floor is a bay-fronted living room, finished with laminate wood flooring which continues through to the dining room. The kitchen has been fitted with a range of base & wall mounted units; freestanding appliances include an oven, washing machine & a fridge freezer, all included within the sale. Completing the ground floor accommodation is a double glazed conservatory with westerly aspects & French doors opening onto the garden.

Upstairs are 3 bedrooms, 2 with built-in storage. The shower room comprises a low-level W.C, wash hand basin with storage below & a walk-in shower, finished with part tiled walls.

Outside, there is an open-plan lawned garden with a pathway to the main entrance.



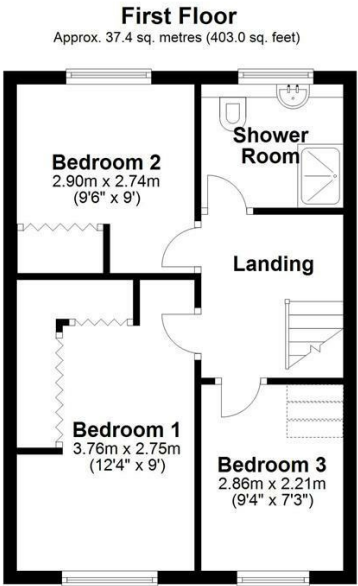


The west-facing rear garden is mainly paved for ease of maintenance & offers a superb degree of privacy. Gated side access leads back to the front of the property. There is a single garage en-bloc adjacent to the terrace as well as there being plenty of residents' parking in the cul-de-sac on a first come, first served basis.

Cherry Hinton is a thriving, sought-after south city suburb. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket off Yarrow Road. There are 2 primary schools which feed Netherhall secondary school.

The area is popular with commuters thanks to its easy access Addenbrooke's, Cambridge Station & City Centre.

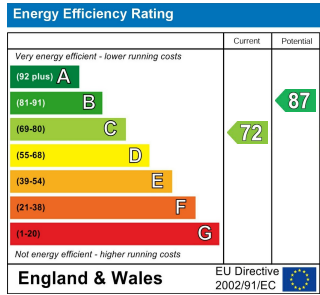




Main area: Approx. 82.7 sq. metres (890.4 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.2 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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