



GetAnOffer

The Quick Sale Estate Agency Specialists



### **CHAIN BREAKER SERVICE.**

This property comes with a  
Part-Exchange Option.

If your current property isn't selling or  
you just want to make the whole process  
faster and much easier, ask about Part-  
Exchange.

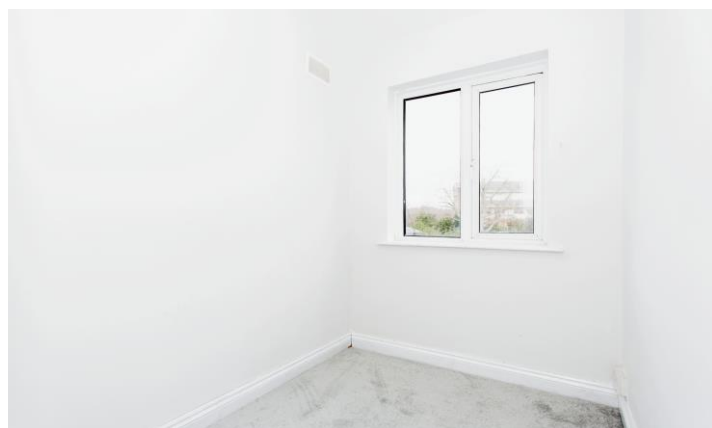
GetAnOffer are pleased to offer for sale this:

- Semi Detached House Ready to Make Your Own
- Kitchen/Diner
- Bay Fronted Lounge
- Three Bedrooms
- Family Bathroom/WC
- Good Size Enclosed Rear Garden & Garage
- Off Road Parking
- No Onward Chain - Ideal First Time Buy or Investment Opportunity

**Kings Hedges Road  
Cambridge, CB4 2PB**

**Guide Price £350,000**

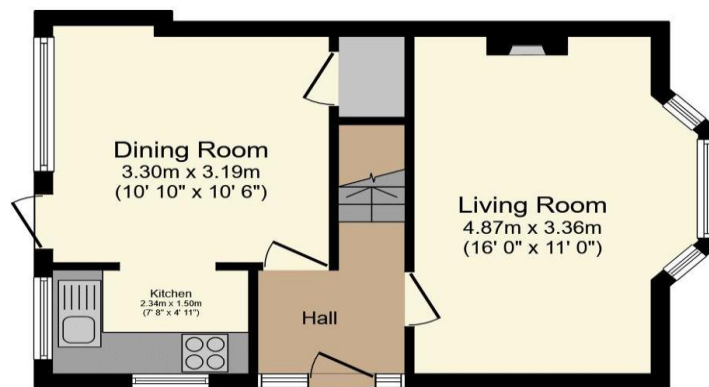




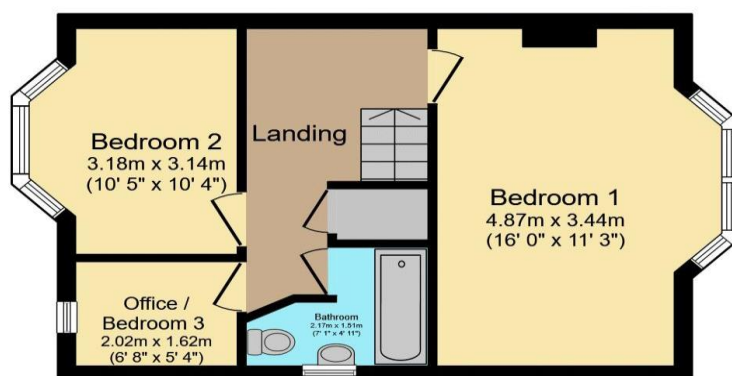
Viewings: Strictly by appointment via  
GetAnOffer.co.uk. For further information or to  
arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Thursday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

By making an enquiry on this property you acknowledge that this property is strictly offers in excess of the marketing price provided. The market appraisal of this property has indicated a value in excess of our marketing price. As a consequence, and similar to any other vendor, the vendor is aiming to achieve as much as possible in excess of this marketing price provided.



**Ground Floor**  
Floor area 36.1 m<sup>2</sup> (389 sq.ft.) approx



**First Floor**  
Floor area 36.8 m<sup>2</sup> (396 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

**GGO**  
GetAnOffer

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>47 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**www.getanoffer.co.uk**

**01903 331 031**

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