



23a Thorpe Way, Cambridge, CB5 8UJ  
Offers Over £400,000 Freehold



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**A SMART SEMI-DETACHED HOUSE, ENJOYING A SOUTH-FACING GARDEN AND DRIVEWAY PARKING, CONVENIENTLY SITUATED JUST EAST OF THE CITY CENTRE AND A 10-MINUTE CYCLE FROM CAMBRIDGE NORTH STATION.**

- Extended semi-detached home
- Driveway parking for 2 vehicles
- Close to local amenities
- Excellent transport connections
- South-facing rear garden
- 875 sqft / 81 sqm

This extended three bedroom, semi-detached house was built in 1980 and enjoys a most convenient position just off Newmarket Road, within easy reach of Cambridge North, the city centre and the A14/M11 road networks. The property itself is double-glazed and gas centrally heated throughout with a Vaillant combi-boiler installed around 7 years ago.

On the ground floor is an entrance hall with space for coats and footwear. There is a sizeable living / dining room, benefitting from a dual aspect and has bi-folding doors opening onto a raised decking area. The refitted kitchen has a stylish range of base and eye-level units and is finished with granite worktops. Integrated appliances include a fridge-freezer, dishwasher, oven and an induction hob with extractor over.

Upstairs are three bedrooms, the master bedroom is particularly spacious and has an overstairs storage cupboard. The first-floor bathroom has been fitted with a modern suite comprising a low-level W.C, wash hand basin and a panelled with shower over, complemented by attractive tiling and a heated towel rail. The landing provides access to the airing cupboard and the loft which is partially boarded.

Outside, the property has a driveway providing off road parking for two vehicles. A side gate leads to the south-facing rear garden, which backs onto the nearby cemetery and measures approximately 32ft x 25ft. The garden has a raised decking, well suited to alfresco dining. The remainder is laid to lawn and there is also a storage shed.

**Location**

Thorpe Way forms part of a modern residential area lying off of Ditton Lane about 2.5 miles east of Cambridge City centre and about 1.25 miles south west bound junction of the A14. There are a selection of local shopping facilities within the immediate area with a Sainsbury's superstore in Coldham's Lane about 1 mile away along with easy access to Newmarket Road and its retail park. There is a regular bus service to the city which runs every 15 minutes with a stop close to the property.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

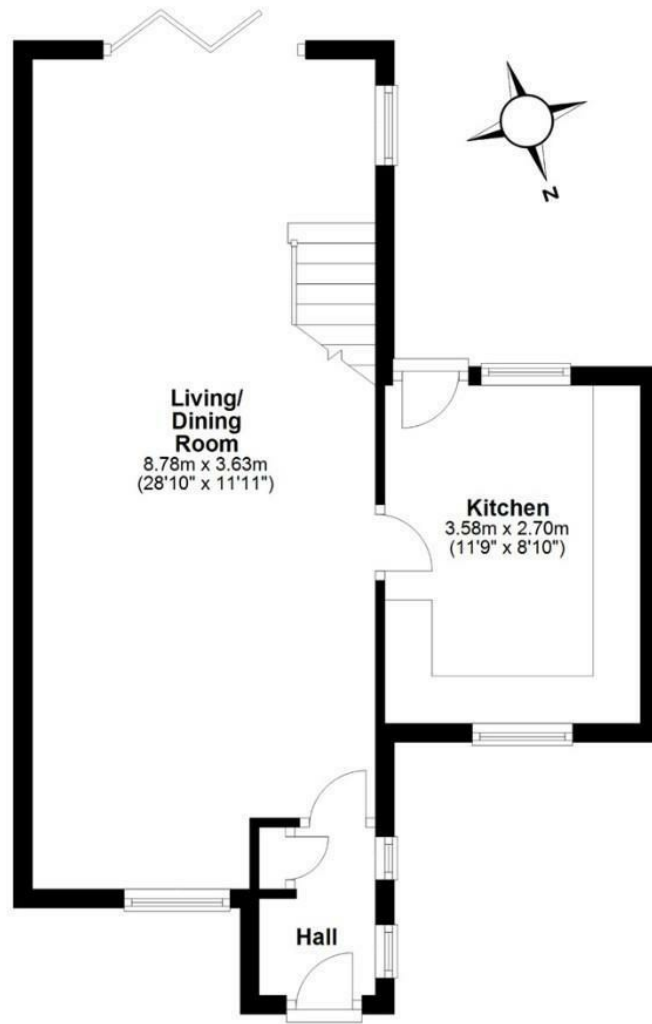
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

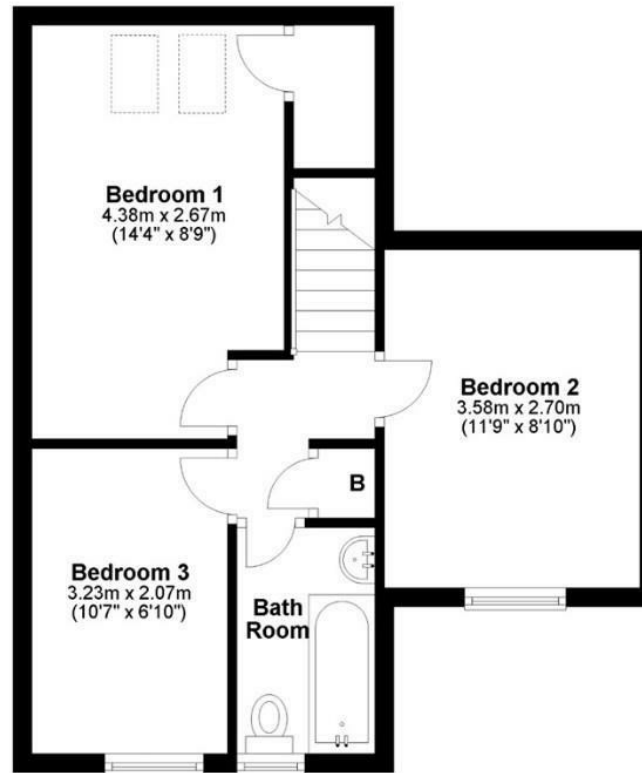
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

