



36 Wolsey Way, Cambridge, CB1 3JQ
Guide Price £450,000 Freehold



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LOCATED IN A PEACEFUL, TRAFFIC FREE MEWS JUST OFF COLDHAM'S LANE, IS THIS WELL CARED FOR 3 BEDROOM, SEMI-DETACHED HOUSE WITH A GARAGE AND A SOUTH-WEST FACING GARDEN. NO ONWARD CHAIN.

- 1970s semi-detached house
- No onward chain
- Garage en-bloc
- South-west facing garden measuring 11.92m x 9.13m
- Close to the city centre and village High Street
- Good local schooling
- EPC - C / 69

This 1970s house is nicely positioned at the end of a quiet, yet central cul-de-sac, well known for its convenient location and sense of community. The property has been well cared for over the years and enjoys a lovely private plot on the south-side of the development.

The accommodation briefly comprises an entrance hall with stairs to the first-floor and access to the various reception rooms. There is a bright living room with French doors to the garden. The kitchen/dining room has been fitted with a comprehensive range of units and has space for various freestanding appliances. There is an understair storage cupboard off from the dining area.

Upstairs, there are three bedrooms and a bathroom fitted with a modern white suite including a shower over the bath. There are delightful views to the rear across nearby fields.

Outside, are front, side and rear gardens, plus a garage located in a nearby block. A side gate leads to the rear garden, which has a superb degree of privacy and is well stocked with a variety of shrubs and mature beds. The garden is mainly laid to lawn, has a patio area offers a superb degree of privacy.

Location

Wolsey Way is conveniently situated just off Coldhams Lane which, in turn is located off Newmarket Road. It provides easy access to shopping facilities such as the Beehive Centre and Sainsbury's Superstore. There is a frequent bus service and plenty of cycle routes back to the City Centre.

Cherry Hinton itself is a thriving, sought-after, south-east city suburb. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

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.

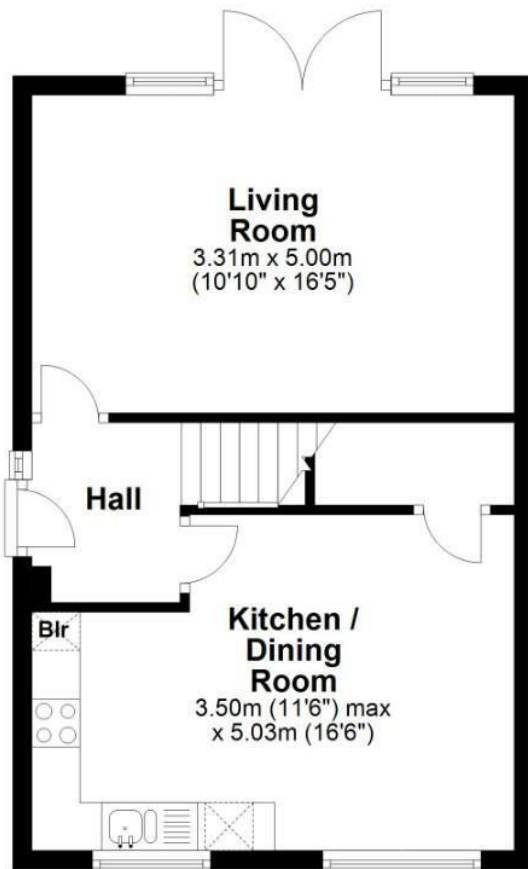
Viewing

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



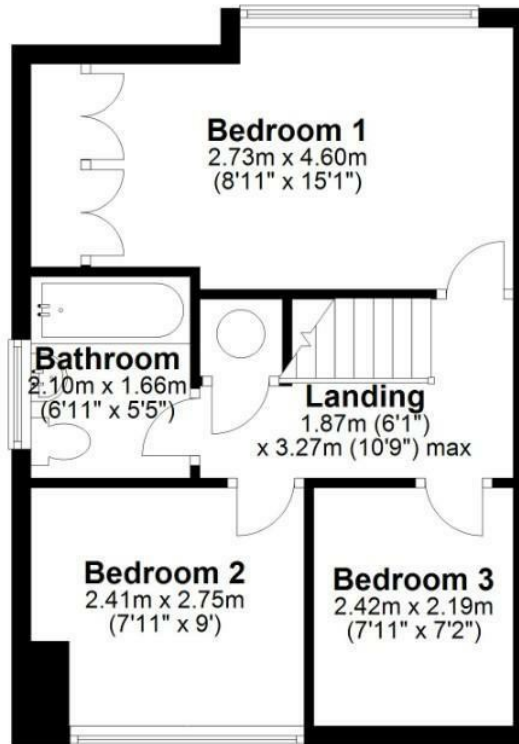
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



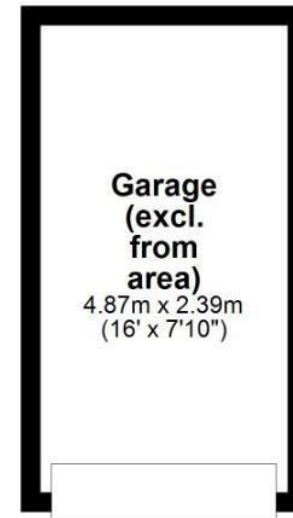
First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		69
(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	

