



43 The Westering, Cambridge, CB5 8SE  
Guide Price £525,000 Freehold



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**AN EXTENDED 1930'S, BAY-FRONTED HOME WITH A GARAGE, A PURPOSE-BUILT STUDIO AND A GARDEN EXTENDING JUST OVER 70FT, SITUATED JUST 2 MILES EAST OF THE CITY CENTRE AND AVAILABLE WITH NO CHAIN.**

- 907 sqft / 84 sqm
- 3 bed, 2 recep, 1.5 bath
- Driveway with EV charging point, garage
- 1930
- EPC - C / 73
- Semi-detached
- 280 sqm / 0.06 acre
- Purpose built garden studio
- Gas-fired heating to radiators
- Council tax band - C

This extended bay-fronted home has been well cared for and has undergone various improvements over the last 10 years. The property was extended to the rear in 2019 and also benefits from an impressive purpose-built studio, located at the foot of the garden.

The accommodation briefly comprises an entrance hall with a vaulted ceiling, offering space for coats and footwear, understair storage cupboards and access to a cloakroom W.C. There is a bay-fronted sitting room with a feature gas fireplace. Of particular note is the property's impressive open-plan kitchen / dining room, which is underfloor heated throughout, boasts plenty of natural light and is finished to a meticulous standard. The kitchen has been fitted with a stylish range of high specification units with quartz work surfaces, has an island with a sink and breakfast bar, three skylights and French doors leading to the private rear garden. There is an integrated dishwasher and space / plumbing for various appliances. The back of the oven and fridge/freezer have gas and water connections respectively. Completing the ground floor accommodation is a separate utility room with further fitted units, space for a washing machine and a tumble dryer. The vendor has informed us that white goods will be included in the sale.

Upstairs are three bedrooms, two of which are comfortable doubles and both have built-in wardrobes. The bathroom has been fitted with a white suite, is complemented by attractive tiling and has a heated towel rail as well as underfloor heating. The landing provides access to a partially boarded loft.

Outside, the front of the property has a driveway, which benefits from an EV charging point and small open-plan garden, stocked with a variety of shrubs. A shared pathway leads down to a garage, and a side gate to the rear garden. The east-facing rear garden has an Indian sandstone patio, with the remainder being predominantly laid to lawn and bordered with a variety of raised sleeper beds, the whole is enclosed by fencing.

At the bottom of the garden is a smart garden studio, equipped with both power and plumbing and there is a raised decking area with a food prep station for barbecuing. This part of the garden benefits from the afternoon and evening sun, is very private and well suited to alfresco dining.

**Agent's Note**

Please note, that the internal photographs were taken before the current tenants moved in.

**Location**

The Westering is conveniently positioned just off Newmarket Road and is ideally situated for access to the Cambridge Stations and A14/M11 road networks. The property sits just a couple of miles from Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are a range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre, which has a wide range of shops a multiplex cinema and restaurants just 1.9 miles away. The Westering is also a 10-minute walk from a one-stop convenience store, butchers, fish and chip shop and an NHS Health Centre.

The historical village of Fen Ditton is nearby and has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**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. Since going to market, the vendor has informed us that the white goods are included in the sale of the property.

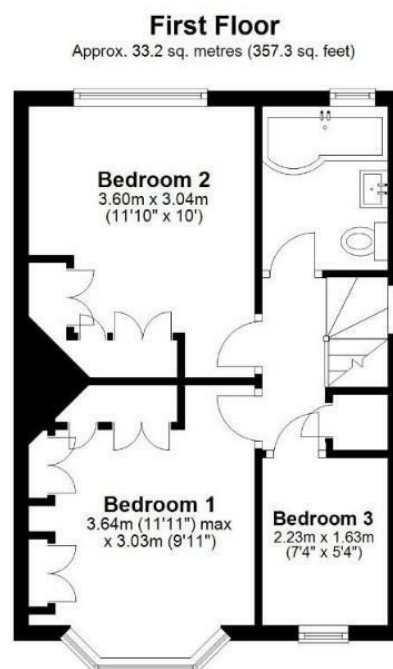
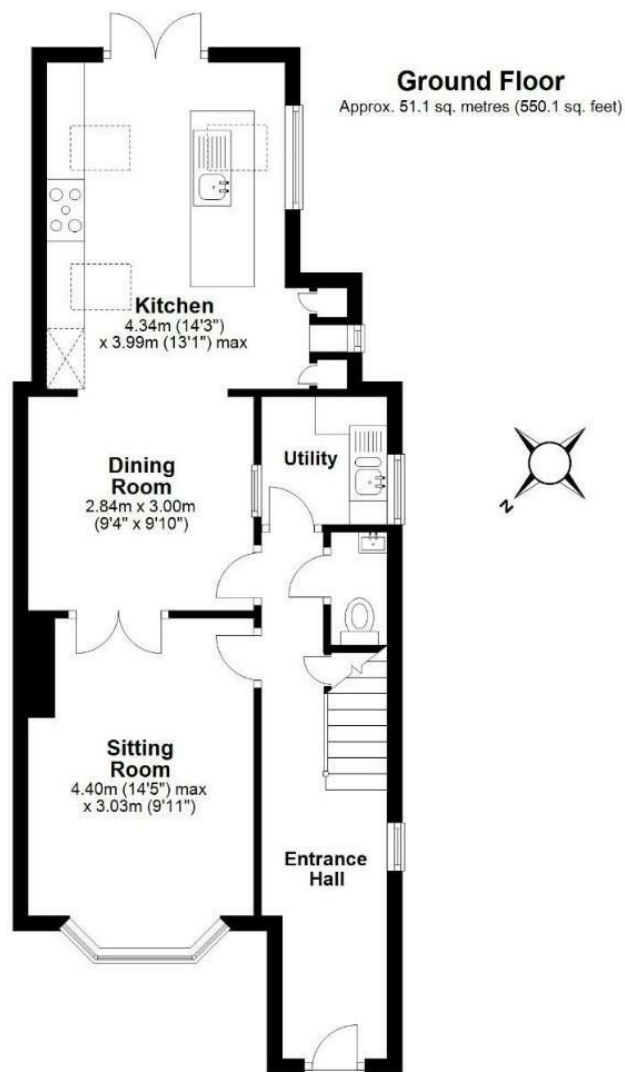
**Viewing**

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

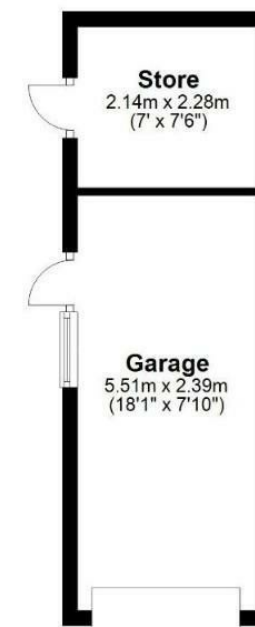
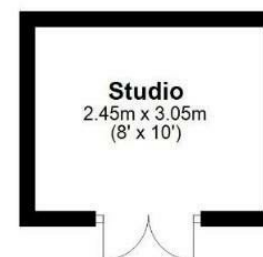








**Garden**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.







