



7 Welstead Road, Cambridge, CB1 9YA
Guide Price £445,000 Freehold



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A WELL-POSITIONED HOUSE OF 1100 SQFT / 102 SQM, PLUS A GARAGE AND A SOUTH-FACING GARDEN, OFFERING OPEN VIEWS AND CONVENIENTLY SITUATED A SHORT STROLL FROM CHERRY HINTON HIGH STREET. NO CHAIN.

- 1100 sqft / 102 sqm
- 3 bed, 2 recep, 1.5 bath
- Double driveway and garage
- 1970s
- Council tax band - C
- Mid-terraced house
- 161 sqm / 0.04 acre
- Gas-fired central heating to radiators
- EPC – D / 61

This spacious family home is conveniently situated just east of Cherry Hinton's High Street in this leafy neighbourhood. Fronting onto Highdene Road and looking south over a private garden with communal green areas beyond, the property enjoys a truly superb position. The house has gas-fired central heating, double-glazing throughout and is available with no onward chain.

On the ground floor is a spacious entrance hall with a built-in store, understair storage and access to a cloakroom W.C. The refitted kitchen has a stylish range of base and eye-level units; integrated appliances include an oven and a five-ring gas hob with an extractor over. A door from the kitchen opens onto the double driveway. There is a large open-plan living/dining room, which benefits from southerly aspects and has two sets of double doors; one leading to the garden and another to a double-glazed conservatory, which is also centrally heated.

Upstairs are three bedrooms: the master bedroom is particularly spacious and benefits from a dual aspect. The remaining bedrooms face south over the garden, and the landing provides access to an airing cupboard and the bathroom, which has been finished with a modern white suite.

Outside, to the front of the property is a driveway with parking for two vehicles, and a single garage measuring 16'9" x 7'10". The rear garden is due south and mainly lawned. A pathway leads to a secure gate opening onto a communal green and giving pedestrians access back to the front of the property.

Location

Welstead Road forms part of an established development in the heart of Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles east of Cambridge and within the city boundary.

The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. Close by are two public parks: both Cherry Hinton Hall & Cherry Hinton recreation ground are within a five-minutes walk. There is also a major Tesco supermarket off Yarrow Road.

There are two very good primary schools, which feed Netherhall Secondary School. The house is also well located for access to Addenbrooke's (1.5 miles) and ARM Ltd (0.9 miles)

The area is highly popular with commuters thanks to its excellent access to Cambridge railway station (2 miles) and onto the city centre (3.5 miles), and 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

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.

Viewing

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







Approx. gross internal floor area 102 sqm (1100 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.



