



42 Gunhild Way, Cambridge, CB1 8RB
Guide Price £550,000 Freehold



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A RECENTLY MODERNISED AND EXTENDED FOUR-BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THIS HIGHLY SOUGHT-AFTER SOUTH CITY LOCATION.

- Semi-detached house
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Constructed in the 1950's
- EPC-C/72
- 1073 Sqft/99.8 Sqm
- Gas fired central heating to radiators
- Large driveway
- Council tax band - C

Gunhild Way is situated to the south side of the city with good local amenities nearby and within easy reach of the railway station, Addenbrookes Hospital and Biomedical Campus. There are well regarded primary and secondary schools a short walk away. This spacious 1950s house enjoys a convenient cul-de-sac position. The property has been exceptionally well cared for and benefits from a refitted family bathroom and new flooring throughout the ground floor.

On the ground floor is an entrance hall with stairs to the first floor. The living room is finished with attractive LVT flooring, and the kitchen/dining room has been fitted with a stylish range of base and eye-level units; integrated appliances include an oven and gas hob with an extractor over. On the first floor are three bedrooms, two of which are comfortable doubles and modern family bathroom, on the second floor is the principal suite with en suite shower room.

Outside, the property has a large driveway providing off-road parking for several vehicles. The rear garden is nice and private, has a patio area and a large workshop, the remainder of the garden is laid to lawn and enclosed by fencing.

Location

Cherry Hinton is a well-served village within the Cambridge City boundary and conveniently located just three miles south east of the City centre and a short distance from Addenbrooke's Hospital, the Cambridge Biomedical Campus, Arm Ltd and Cambridge railway station. There is a good selection of shops within the village, together with schooling for all age groups. In addition, Cherry Hinton Hall Park is located just off Cherry Hinton Road and is a short walk away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water 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

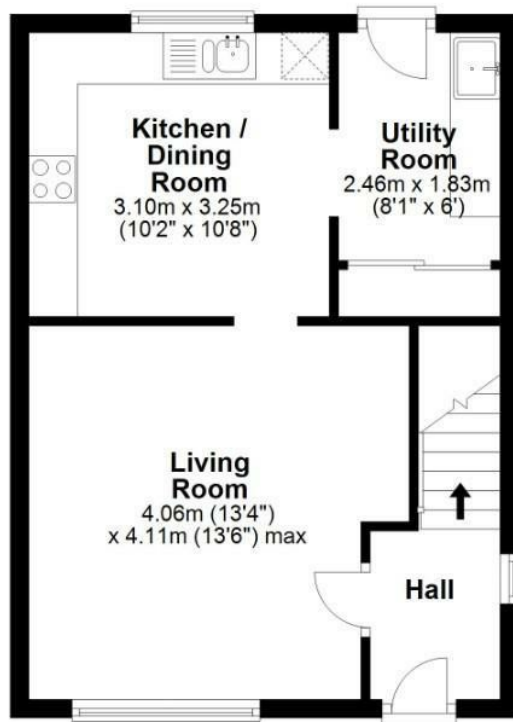
Agents Note

We understand the original property is concrete construction. For any further information or mortgage advice, please contact our office.



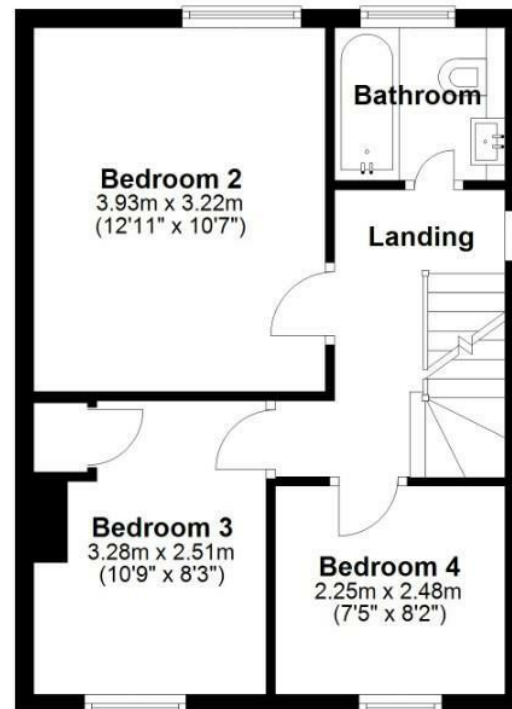
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



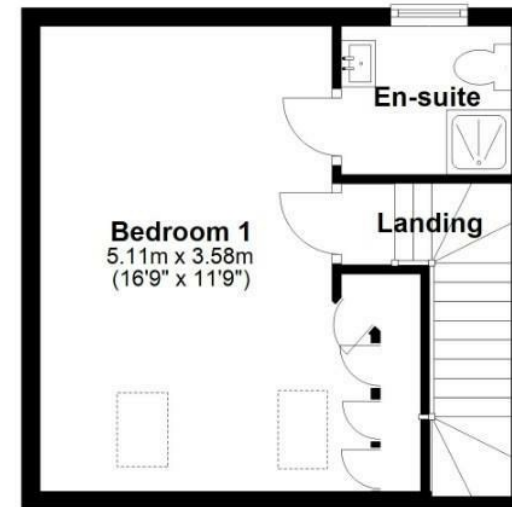
First Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Second Floor

Approx. 25.6 sq. metres (276.1 sq. feet)



Total area: approx. 99.8 sq. metres (1073.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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	

