



**Newell Walk,  
Cambridge, CB1 3JF  
Guide Price £450,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



# Newell Walk, Cambridge, CB1 3JF

A modern, well presented semi-detached property located on a quiet cul-de-sac close to the village amenities and popular schools of Cherry Hinton.

Cherry Hinton is within easy access to the City of Cambridge and the A14.

Accommodation includes an entrance hall, good sized living room with doors out to the rear garden, a kitchen/diner, three bedrooms and bathroom.

Externally, the property offers an enclosed rear garden and garage en bloc.

Viewing is recommended.

## Accommodation Details:

Fully glazed front entrance door opening through to the:

## Entrance Hall

With staircase rising to the first floor and door through to the:

## Living Room

16'4" c 10'9"  
Good sized living room with TV connection point, radiator and French doors out to the rear garden.

## Kitchen/Diner

16'4" x 8'2"  
Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood above, space and plumbing for a washing machine and fridge/freezer. Tiled flooring, radiator, two storage cupboards and dual aspect windows to the front aspect.,

## First Floor Landing

Access through to the airing cupboard.

## Bedroom 1

16'4" x 8'6"  
Double bedroom with laid wooden flooring, radiator and dual aspect windows to the front aspect.

## Bedroom 2

8'10" x 8'2"  
Double bedroom with radiator and window to the rear aspect.

## Bedroom 3

8'2" x 7'3"  
With radiator and window to the rear aspect.

## Bathroom

Modern fitted bathroom comprising a low level WC, hand basin and vanity cupboards under, panelled bath with wall mounted shower, tiled walls, laid wooden flooring, heated towel rail and obscured window to the side aspect.

## Outside - Front

Laid to lawn frontage with pathway leading to the front entrance. Garage en bloc.

## Outside - Rear

Enclosed rear garden mostly laid

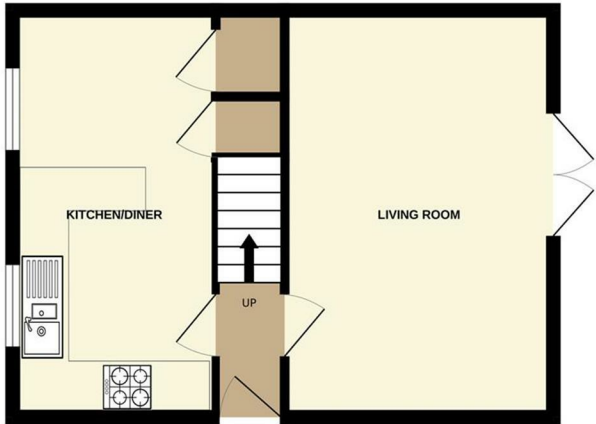
to lawn with paved patio seating area, timber garden shed, and side pedestrian gate.

## Property Information:

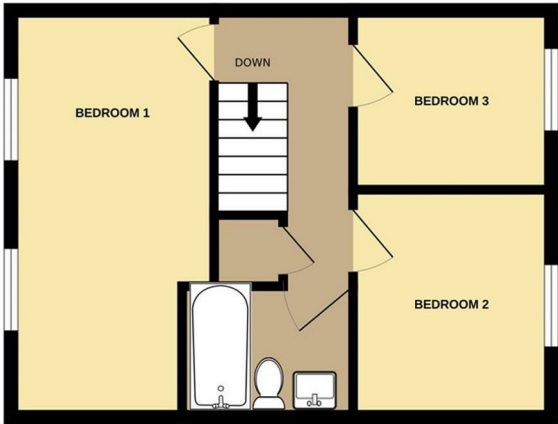
Maintenance fee - N/A  
EPC - TBC  
Tenure - Freehold  
Council Tax Band - C (Cambridge)  
Property Type - Semi-Detached  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - TBC  
Parking – Garage En Bloc  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom suggest likely/limited  
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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