

- 3/4 Bedroom terrace property
- In need of some modernisation and updating
- 1/2 reception rooms
- downstairs bathroom and upstairs W.C
- Chain free sale
- Highly sought after location
- Potential for off road parking
- Private rear garden

**222 Cherry Hinton Road
Cambridge CB1 7AW
Guide Price £550,000**



Radcliffe & Rust are delighted to offer, for sale, this Victorian terraced property. In need of general moderation throughout this is an ideal opportunity to put your own stamp on a period property located in the highly sought after area. The property has the added benefit of being sold with no onward chain so call or email us now to arrange your viewing.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		69	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			

