



**Radcliffe & Rust**  
Residential sales & lettings

**105 Gunhild Way, Cambridge CB1 8QY**  
**Offers In Excess Of £510,000**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious three-bedroom semi-detached property on the southeast side of Cambridge city centre, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport. Gunhild Way is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore on the other side of Cherry Hinton. And schools? Gunhild Way is in the catchment area for Queen Emma Primary School and Queen Edith Primary School (both less than a mile away); children over 11 usually attend secondary school at nearby Netherhall Secondary School. The latter ranking as 'good' in its most recent Ofsted report.

The property is set back from the road by a large lawn area, and off road parking space. To the left of the property is a side gate and footpath leading to an enclosed rear garden.

Once inside the property, there is a large entrance hallway with stairs immediately in front of you leading to the first floor. There is plenty of space for a shoe rack and coat stand, which is convenient for a busy family coming in from the school run or sports clubs.

Directly to your right, as you enter the property, is access to the whole of the downstairs living area. The first room you arrive in is the living room, which overlooks the front of the property. This is a generous-sized rectangular room, with a built-in gas fireplace around which is a brick surround that extends out to either side, creating shelving. The large window to the front of the house floods this room with light. The kitchen sits directly behind the living room and has a side door that takes you out into the passageway down the side of the property. The wooden kitchen cupboards, cream worktops, and terracotta tiles and flooring will require some upgrading, but the room is spacious enough to offer you many options, depending on your taste. If you do decide to keep the existing kitchen, then there is lots of cupboard space, including a large storage cupboard at the end of the kitchen next to the side door.

From the kitchen, you move through the property into the open-plan dining room via an archway created by knocking through the two rooms. The dining room, which sits at the back of the house, is a good size, and there are many options for its use, depending on preference. Whatever you choose to use this space for, whether it's a second living area, dining room, playroom, gym or office space, this inviting and social area is perfect for family life and entertaining. From the back of the dining room, through French doors, you step through into a heated Conservatory. This is a gorgeous space to enjoy the view of the garden, especially with breakfast and a cup of coffee; it would also make a great entertaining space...the options are endless!

Once upstairs, you reach a small L-shaped landing with a narrow built-in storage cupboard. The first room you see directly in front of you is the toilet, which is separate from the main bathroom. Next door, the bathroom itself has a bath (with a wall-mounted shower above) and a hand basin. There is no W.C. in here.

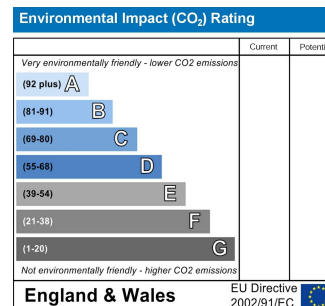
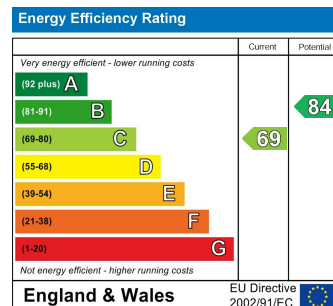
Bedroom two is immediately next door to the bathroom and overlooks the rear of the property. This room is only slightly smaller than the master bedroom (which sits in the middle of the other two bedrooms) and is still a good-sized double. Bedroom one overlooks the front of the property and is a generous size; it has lots of built-in storage, including two wardrobes and a set of drawers. Although bedroom three is the smallest of the rooms, it would still comfortably fit a single bed or double up as a playroom, gym or office. Take your pick!

Outside, the rear garden is a generous size for the green-fingered of you, mainly laid to lawn/plant beds and surrounded by fencing. Leading out from the conservatory doors is a small patio for entertaining friends during the summer months. At the end of the garden is a shed and greenhouse.

The property is in sound structural condition but will require some redecoration and upgrading throughout for modernisation. It's a great project and a blank canvas to make your own! Gunhild Way comes with off-road parking and there is no onward chain.

Please call us on 01223 307 898 to arrange a viewing at Gunhild Way and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

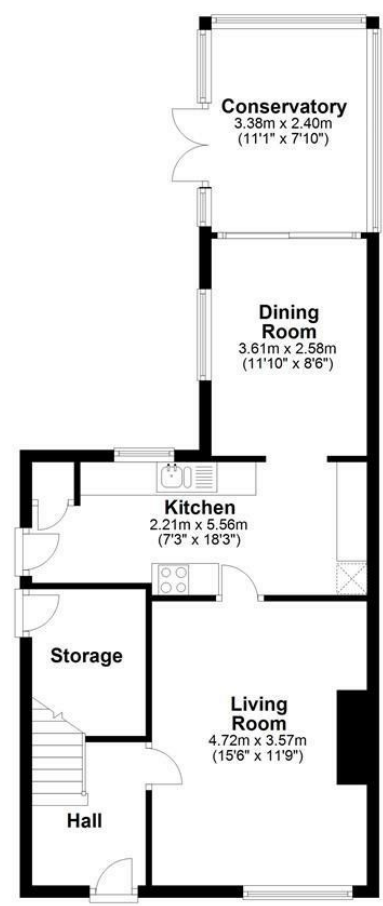
Tenure: Freehold  
Council Tax Band: C  
No Onward Chain



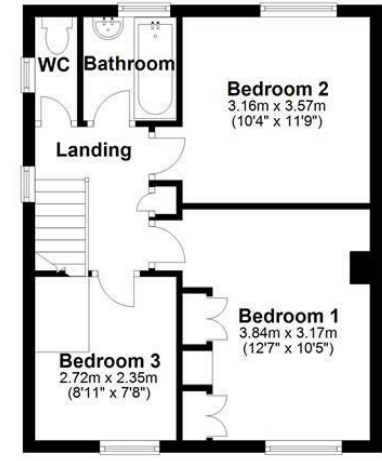




**Ground Floor**  
Approx. 57.1 sq. metres (614.2 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		84
(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>		
(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



