



44 Dudley Road  
Cambridge, CB5 8PJ

**Guide price £425,000**



## 44 Dudley Road Cambridge, CB5 8PJ

- Three bedrooms
- End of terrace
- No chain
- Council tax band C

A lovely and welcoming three-bedroom end-of-terrace property of over 1,000 sqft, situated in the quiet residential location of Dudley Road.

The property is enviably located on a corner plot, providing a wrap-around front garden area bordered with hedges, providing excellent privacy. The front door is set back from the path and leads into the entrance hall with tiled floors. The living room, which is carpeted, is particularly large with a bay window to the side. The kitchen has a contemporary feel and has space for a dining table as well as offering low and high-level cupboards, an integrated fridge freezer, a gas hob, and an electric oven. The kitchen leads to a very useful conservatory space, overlooking the side courtyard garden. There is also a downstairs cloakroom, which houses the Viessman boiler.

Upstairs there is a particularly light landing area which leads to the three bedrooms and the family bathroom. Two of the bedrooms are large doubles, with





plenty of space for double beds and wardrobes, even though they also both benefit from integrated cupboards. The third bedroom is a good-sized single and enjoys a double aspect, with views to the front but also to the side over the large green space that centers Dudley Road. The family bathroom is well-fitted, with an electric shower over the bath, wc, and basin.

The property is double-glazed and has gas central heating and, while is presented in good order, does offer the opportunity for improvement in some areas.

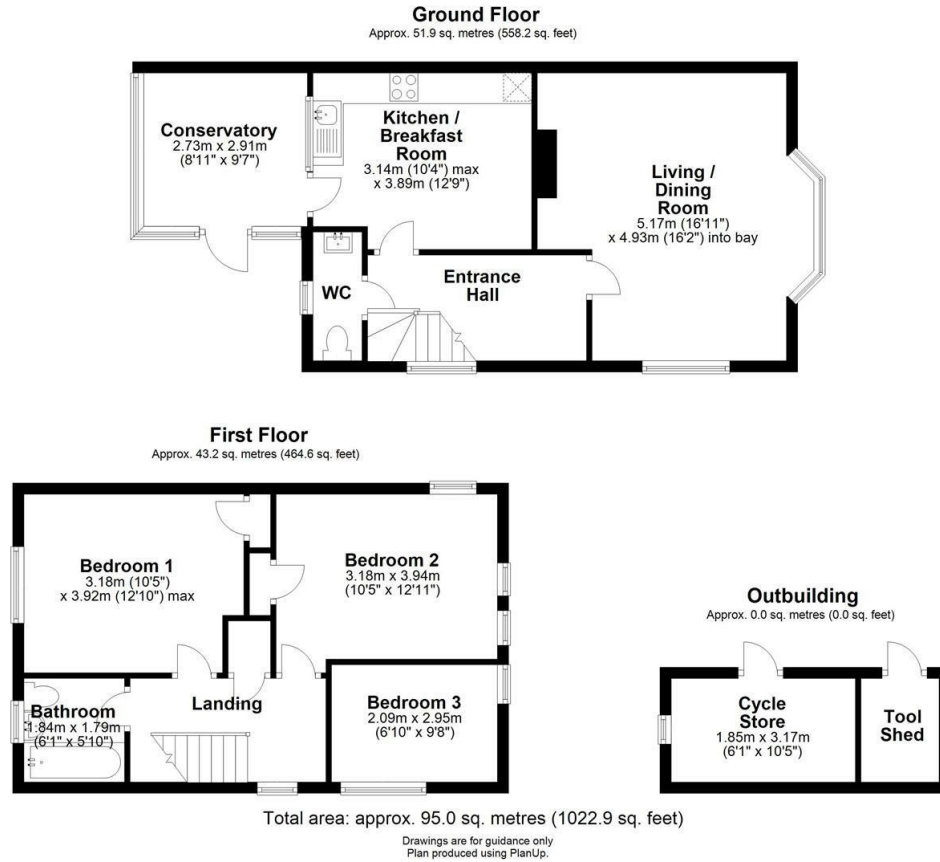
Outside is the wrap-around front garden and to the side is the paved courtyard area with an additional brick-built cycle and tool sheds.

Dudley Road is a quiet residential street accessed via Wadloes Road. The properties in Dudley Road encircle a large open recreation area meaning it's very popular with young families. Access to the center of Cambridge either along Newmarket Road or via the river is easy, as is to the A14 and M11.

Sat Nav: CB5 8PJ WhatThreeWords: ///spare.elder.thin



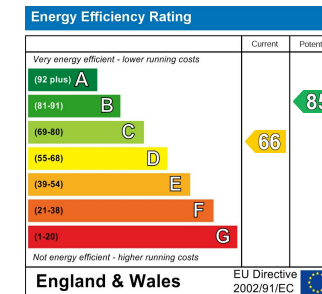
## Floor Plan



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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