

Floor Plan

Ground Floor Approx. 43.0 sq. metres (463.0 sq. feet) Kitchen 3.01m x 3.92m (9'11" x 12'10") Living / Dining Room 5.16m (16'11") x 4.44m (14'7") max Hall WC

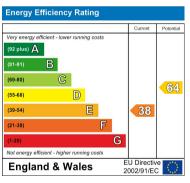
First Floor Approx. 43.5 sq. metres (468.0 sq. feet) Bedroom 1 3.22m x 3.65m (1077 x 12') Bathroom Landing Bedroom 3 2.05m x 2.98m (6'9' x 9'9')

Total area: approx. 86.5 sq. metres (931.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUs.



Tel: 01223 439 888 Email: theteam@grayandtoynbee.com



Viewing: 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.

Accommodation

- Full moderisation required
- Corner plot
- Close to the station
- No chain

A 3-bedroom semi-detached house requiring full modernisation, with a good-sized plot and situated 1 mile from the railway station.

Located on a prominent corner, there is plenty of space to extend and also create a parking area (subject to consent). The house does require complete refurbishment, but the accommodation includes:

A hallway with a cloakroom, a living room which has a dual aspect, and a kitchen that has a door to the rear garden.

Upstairs there are three bedrooms, two are doubles. There is also a bathroom.

Outside, there are gardens to the front, side and rear where there are two brick sheds. The boundaries are a combination of hedging and fencing.









Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU