



5 Dudley Road
Cambridge, CB5 8PJ

Guide price £400,000



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- Energy rating C
- No onward chain
- A great size garden and parking for 2 vehicles

An extended semi-detached house occupying a good size plot with 1274 sq ft of accommodation, situated in the quiet and established residential area of Dudley Road.

This property is a great size and is to be bought with cosmetic/finishing work required. The entrance porch leads through to the refitted kitchen, which is open to the light and bright dining room which has skylights, a high ceiling and French doors leading into the rear garden. The living room is open to the dining room and looks onto the front garden. There is a garden room storage area with access to a wc and workshop.

To the first floor are two double bedrooms, both have recently refitted carpets and high ceilings, and a bathroom which requires finishing.

The property is fully double glazed and there is gas fired central heating. The boiler is in the loft.

The garden is laid to lawn with established trees and fully





enclosed with timber fencing. Driveway parking for 2 vehicles.

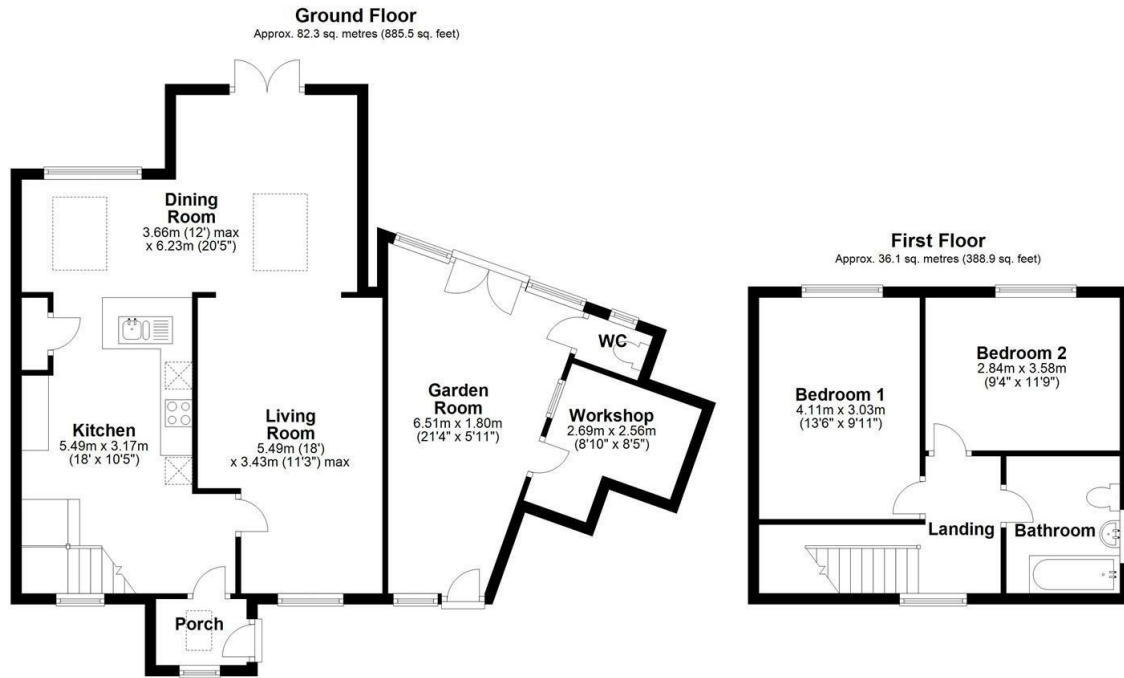
Dudley Road is a quiet residential street accessed via Wadloes Road. The properties in Dudley Road encircle a large open recreation area meaning it's very popular with young families. Access to the centre of Cambridge either along Newmarket Road or via the river is easy, as is to the A14 and M11.

Sat Nav: CB5 8PJ

What3Words: ///owls.bunch.snow



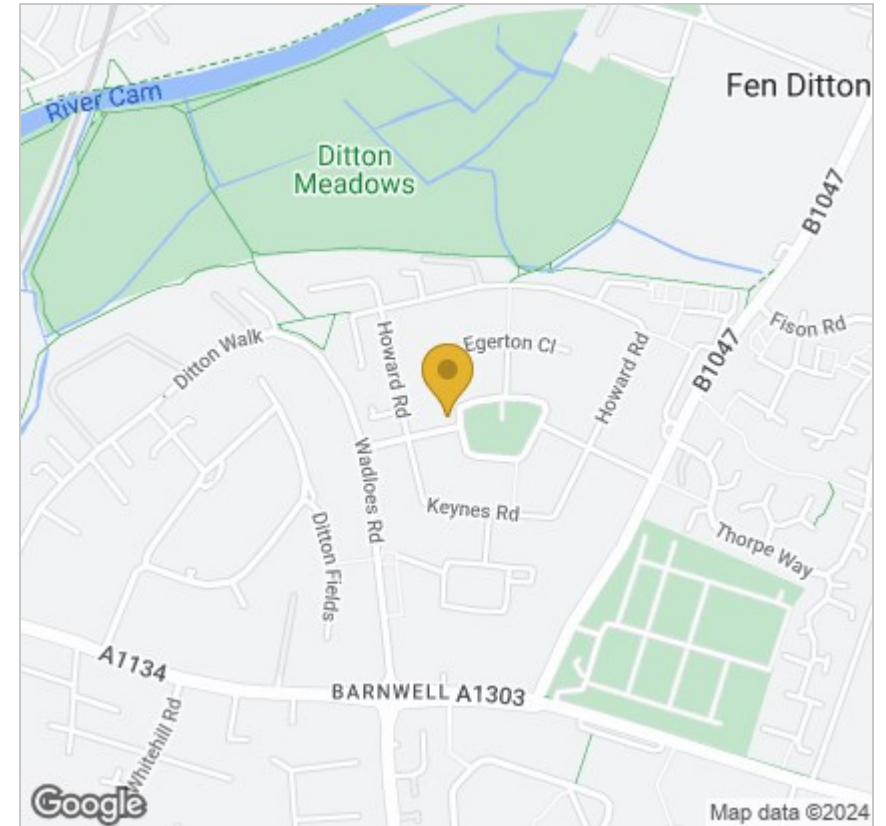
Floor Plan



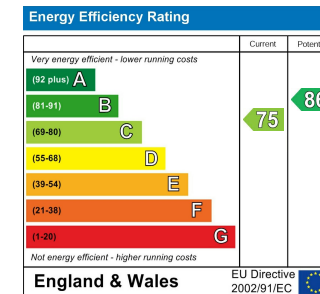
Total area: approx. 118.4 sq. metres (1274.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

Tenure: Freehold
Council tax band: C

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