



120 Kings Hedges Road
Cambridge, CB4 2PB

Guide price **£375,000**

120 Kings Hedges Road Cambridge, CB4 2PB

- Full renovation required
- No chain
- Long garden

A 3 bedroom semi-detached house requiring full modernisation, but offering scope for further extension and significant improvement (subject to consent).

The house has in the past been extended, and offers 861 sq. ft of accommodation, but now requires full renovation. In brief, the accommodation includes a hallway, the front sitting room has a bay window and a tiled fireplace, the dining room has a large window and a door to the long rear garden, and there is a solid fuel stove with a back boiler. The galley kitchen has original cupboards and there is a small pantry extension.

Upstairs, off the landing, are three bedrooms two are doubles and have bay windows. There is a bathroom and WC.

The property does require a significant amount of repair and improvement, however, it does have some double glazing and solid fuel central heating.





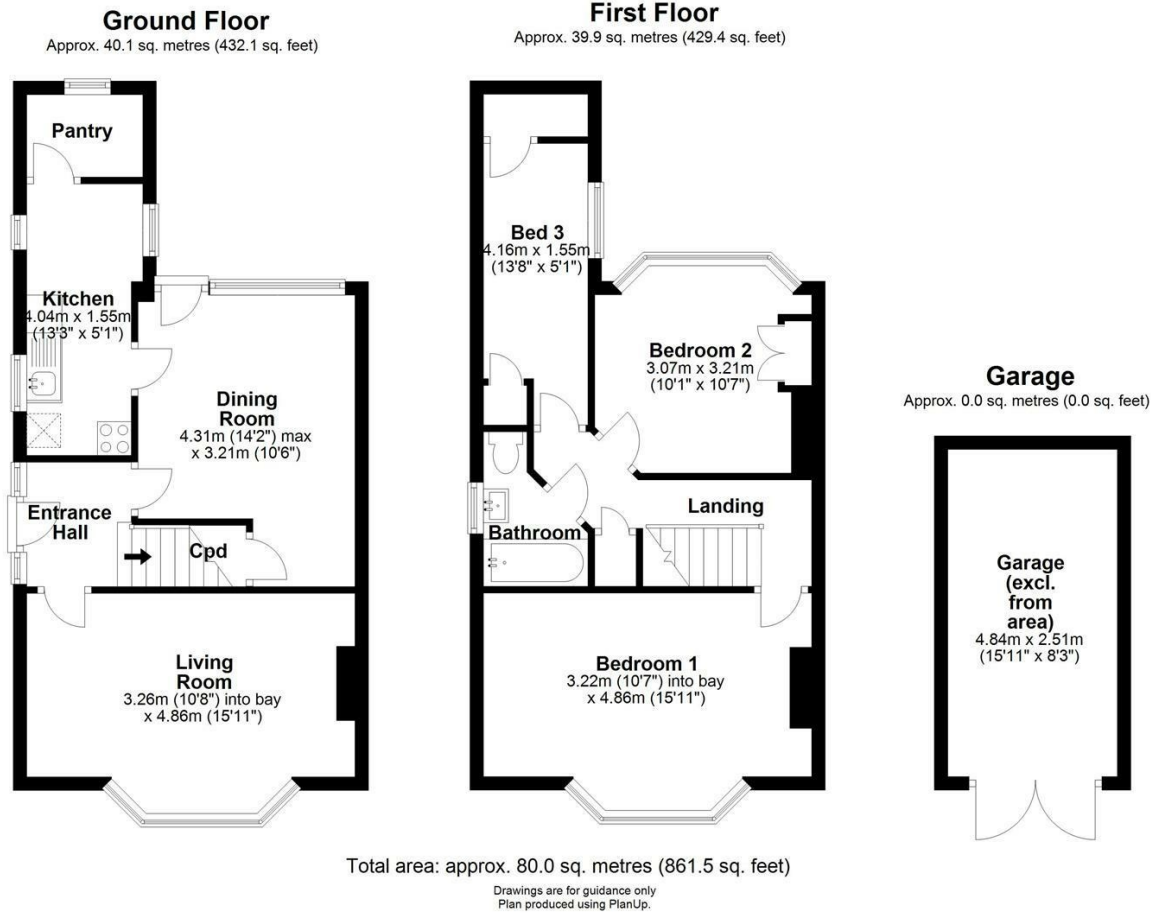
Outside, at the front, there is a good-sized garden and a driveway for parking, which leads to the side of the house and the garage. The rear garden is a good size and mainly lawn, it has a greenhouse, various mature shrubs, and a vine. The garden is enclosed by fencing.

Agents note: The vendor intends to impose a covenant restricting the site to a single dwelling.

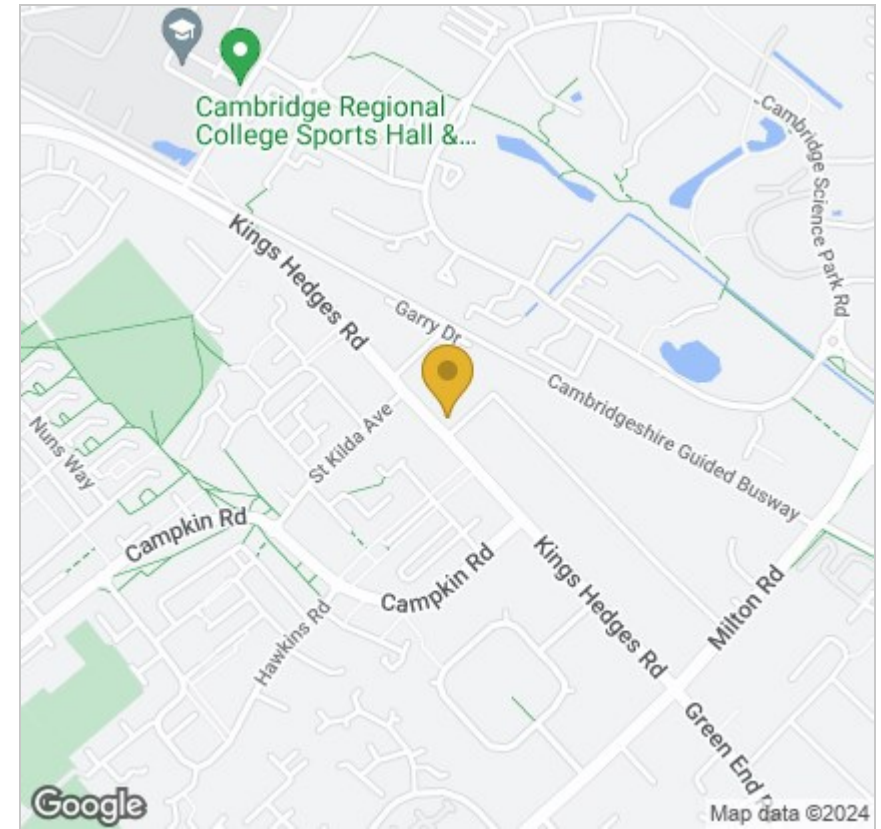
King Hedges Road is an excellent location for people wanting access to the Science Park and City. There are excellent facilities nearby including shops, cafes and pubs. There is a recreation ground in nearby Chesterton and Milton Country Park is just over a mile away. The A14 is a 5-minute drive, Cambridge North Station is about a mile and the Science Park is within walking distance. All in all a fantastic location on the north of the City. SAT NAV: CB4 2PB What3words: ///mull.stops.humble



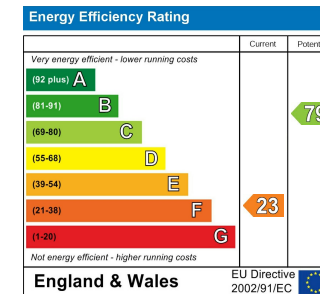
Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
 Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
 Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

