



80 Crowland Way
Cambridge, CB4 2LT

Guide price £290,000



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- No chain
- Ideal for investors or first time buyers
- Good size garden
- Two double bedrooms

This 2-bedroom terraced house presents an excellent opportunity for those seeking a property with great potential for modernisation. While in need of refurbishment, it is perfectly suitable for immediate occupancy and offers ample scope for improvement throughout.

The kitchen is fitted with plenty of cupboard space, a tiled floor, a built-in sink, and room for white goods and a gas oven, along with a fitted extractor fan.

Both bedrooms are generously sized doubles, each featuring large fitted wardrobes and rear-facing views. The property also includes a separate toilet and bathroom, complete with a shower over the bath for added convenience.

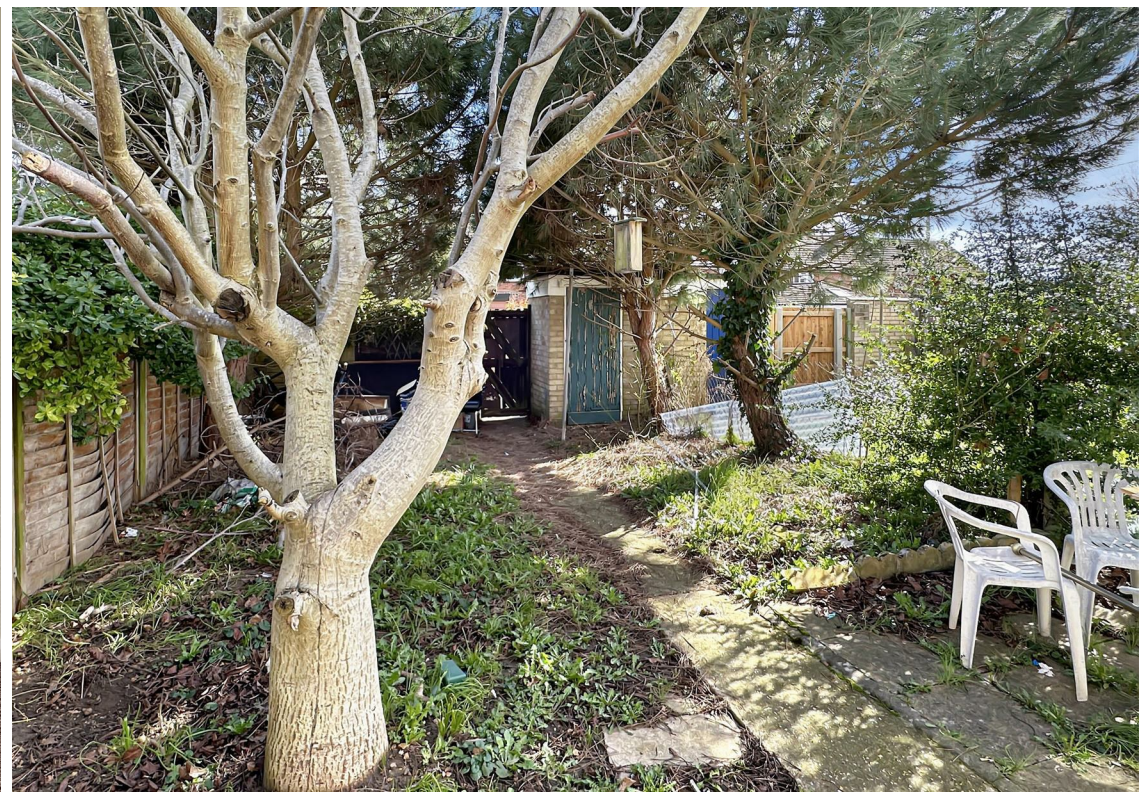
The house benefits from gas central heating and double glazing throughout. A lean-to adds valuable extra space and allows for an abundance of natural light. Additionally, the property features a brick-built storage area at the front and a well-sized garden with rear



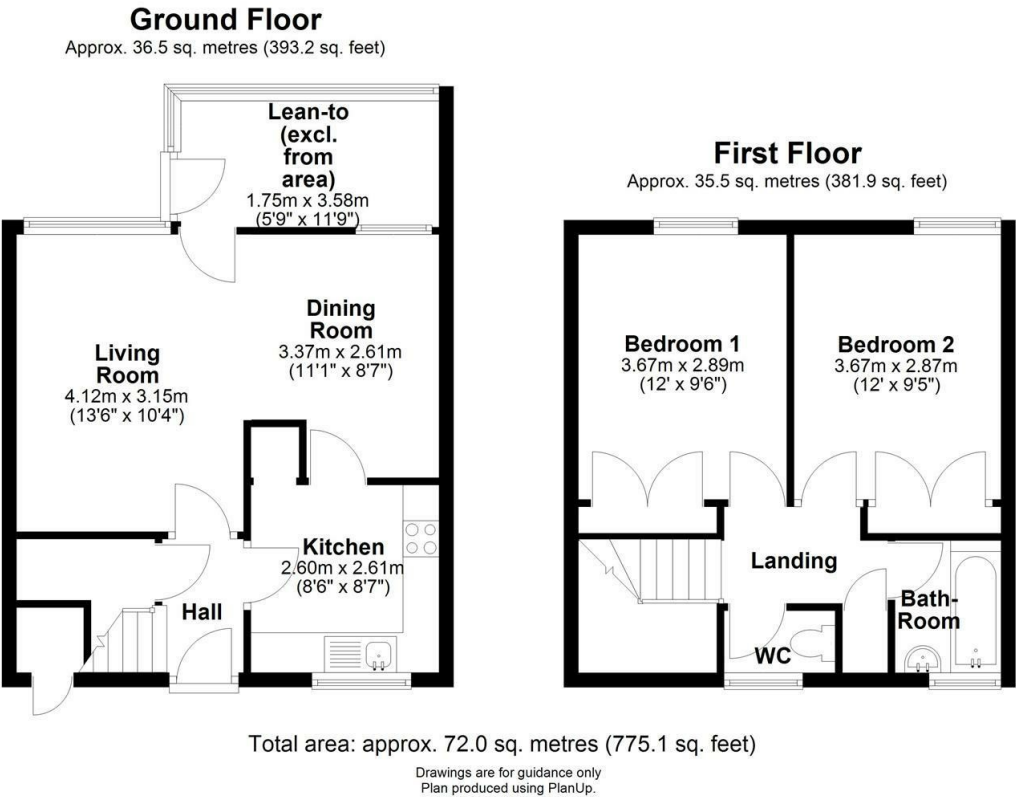


access and further brick-built storage.

Situated just a short distance from a primary school, with excellent public transport links to the city centre, and close to local shops and amenities, this property combines practicality with considerable potential.



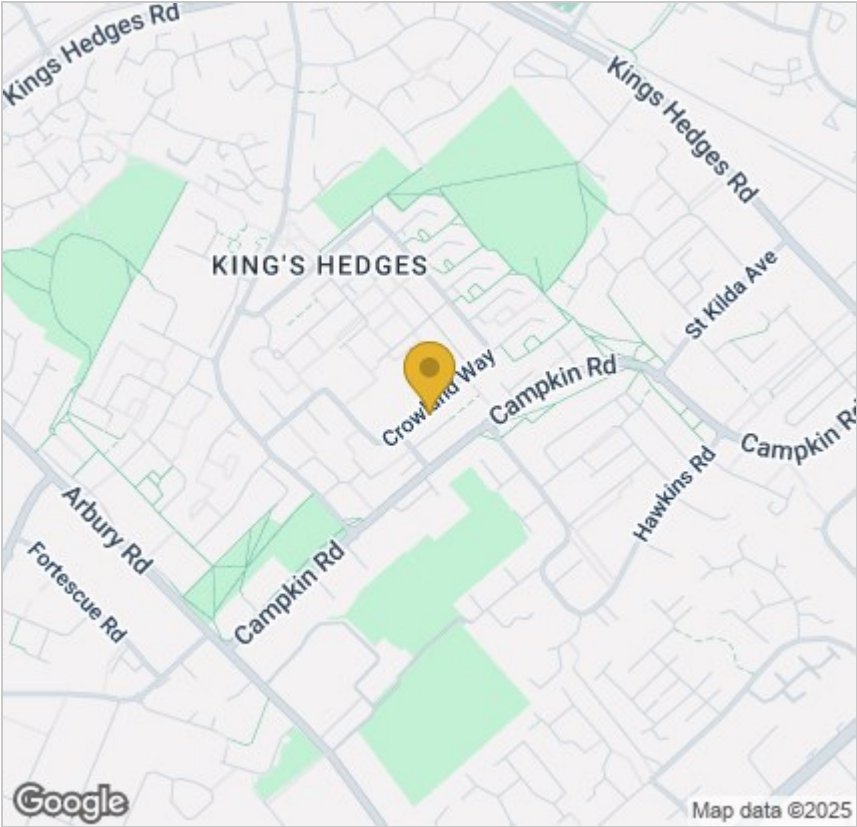
Floor Plan



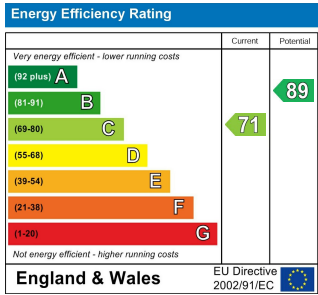
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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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

