



2 Wavell Way
Cambridge, CB4 2DH

Guide price £375,000

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- No Chain
- Scope For Improvement
- Freehold
- Off-street Parking For Two Cars

A three-bedroom terraced home offering scope for improvement, ideally positioned in a popular part of the city with excellent access to the centre and surrounding areas.

The ground floor features a practical kitchen and dining area with lino flooring, generous cupboard space, and a gas cooker connection. This space flows through to a bright conservatory, an ideal spot for relaxing or entertaining during the warmer months, which in turn leads to the garden. The conservatory also provides access to a separate utility room, complete with plumbing, electricity, and space for laundry and storage.

The spacious living room benefits from dual aspects to the front and rear of the property, as well as a patio door opening directly onto the garden.

Upstairs, the main double bedroom is positioned at the front of the house and includes a built-in storage cupboard. The two additional bedrooms are smaller in size, with one overlooking the front and the other facing the rear.

The bathroom has been recently





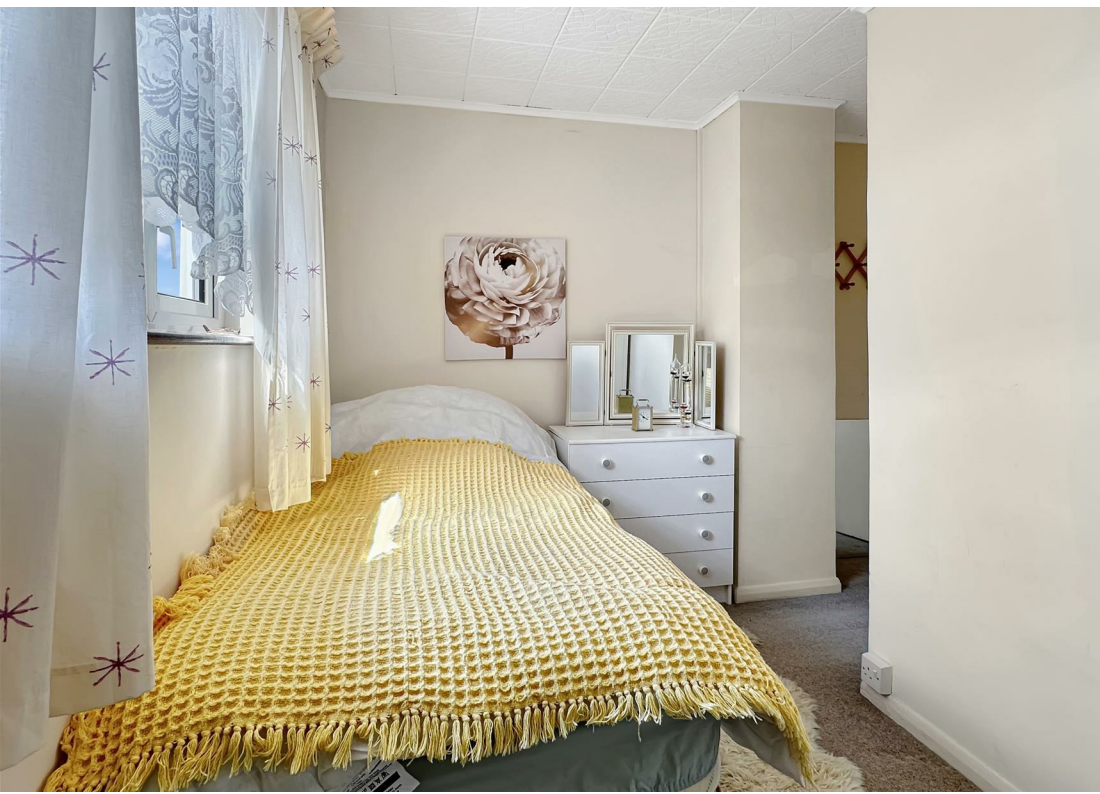
refurbished and features a modern, fully tiled shower cubicle that is particularly spacious due to a bespoke adjustment to the layout. The suite is completed with a w/c and basin.

Externally, the south-east-facing garden enjoys plenty of natural light throughout the day. It is a good size and well maintained, with a lawn, established shrubbery, and private rear access, ideal for bikes or bins.

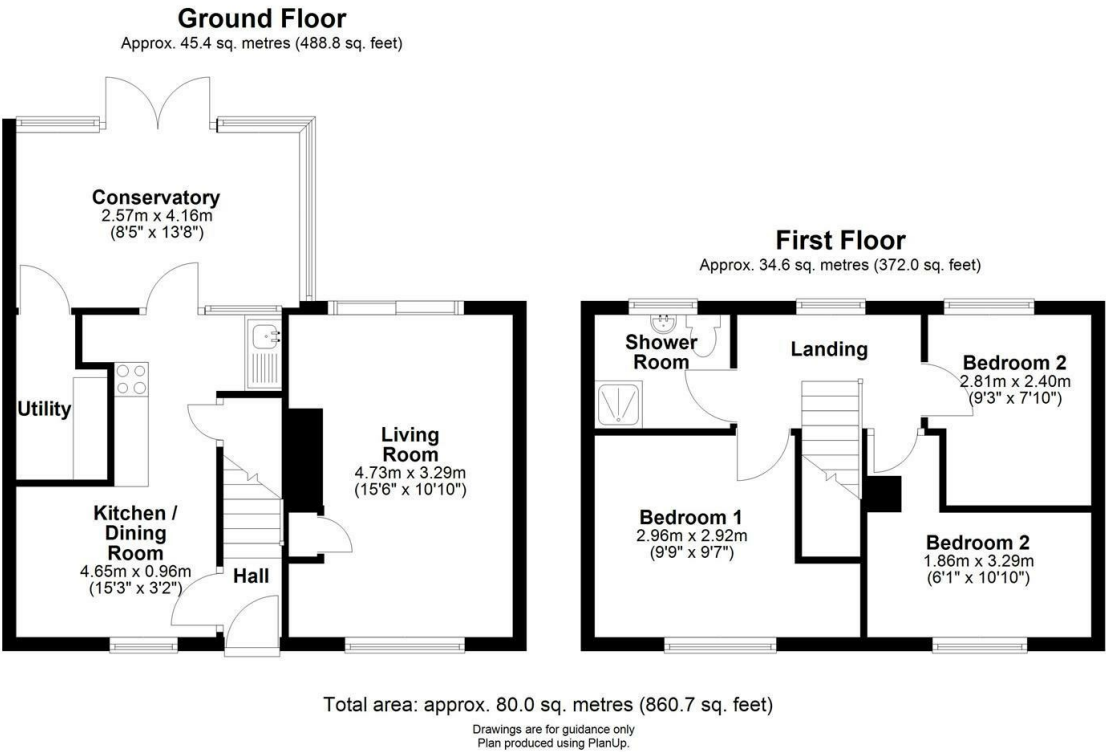
The property is currently heated by electric storage heaters and has an immersion tank for hot water. However, a gas connection is already in place, making conversion to a gas central heating system straightforward.

Offered with no onward chain.

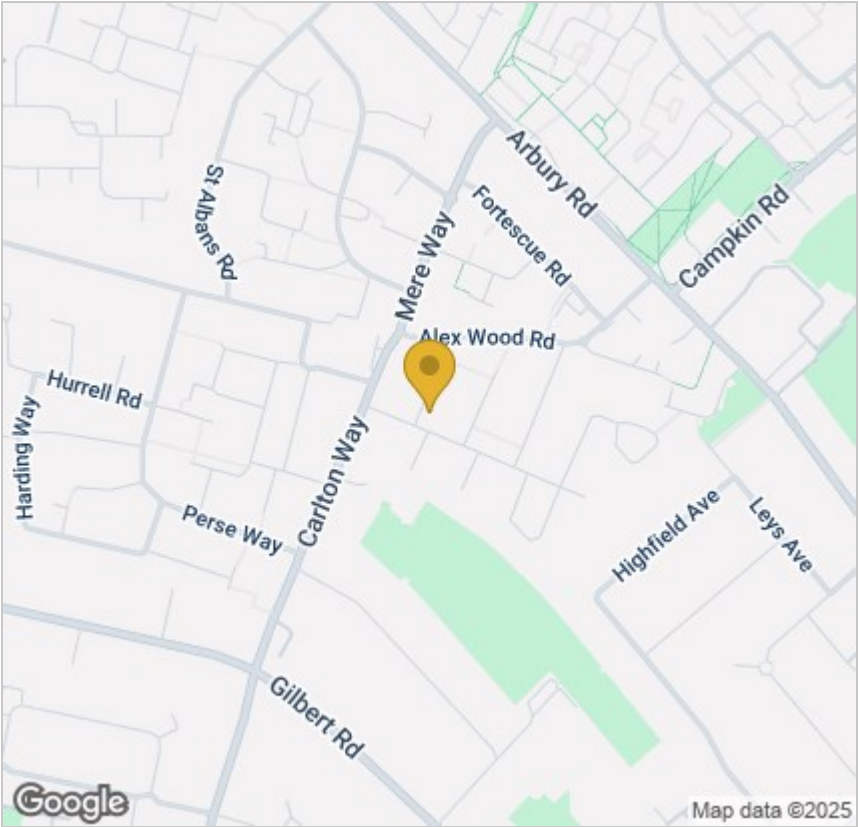
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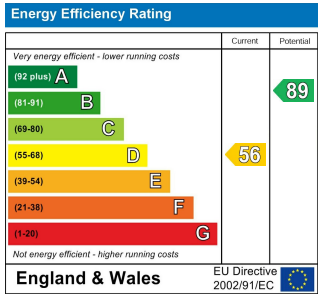
Floor Plan



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