



30 Crathern Way
Cambridge, CB4 2LZ

Guide price £350,000



30 Crathern Way

Cambridge, CB4 2LZ

- No onward chain
- Fully refurbished
- Spacious bedrooms
- Front extension

A two bedroom end terrace house, comprising approximately 830 sqft and recently refurbished throughout, positioned in an excellent location for transport into the City Centre and close to both the Science Park and Business Park.

Beside the entrance is a versatile room that has previously been used as a third bedroom, though it would also work well as a study, office or flexible space depending on a buyer's needs.

The kitchen is an enclosed and practical room with an integrated hob and oven, a tiled splashback, generous storage and a window overlooking the front that brings in plenty of natural light.

The open plan living and dining area forms the central hub of the home. A large window looks onto the garden, creating a bright setting with space for





both living and dining furniture arranged in a variety of layouts.

Useful storage sits beneath the staircase and upstairs, there is a sizeable landing area. Both bedrooms are good double rooms, almost identical in size, each overlooking the rear of the property and offering a peaceful aspect.

The family bathroom is modern in design and includes a rainfall style shower with a traditional attachment, a long bath, WC, basin and vanity unit.

Outside, the garden has been neatly laid to patio and bordered by trimmed shrubbery, providing a tidy, low maintenance space with potential for further planting. A rear passage provides access along with some outdoor recess shelving.

Offered with no onward chain, this property has been thoughtfully renovated throughout. Both the kitchen and bathroom are brand new, there is a new combi boiler, new carpets upstairs, new flooring throughout the ground floor and full internal and external redecoration in neutral tones.

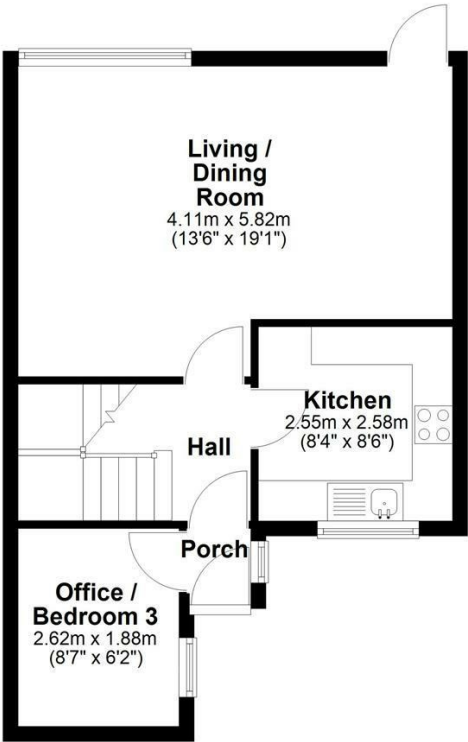
Altogether, it provides a fresh and welcoming opportunity for a buyer to make their personal mark in a desirable position in the north of Cambridge.

///thus.nearly.oven



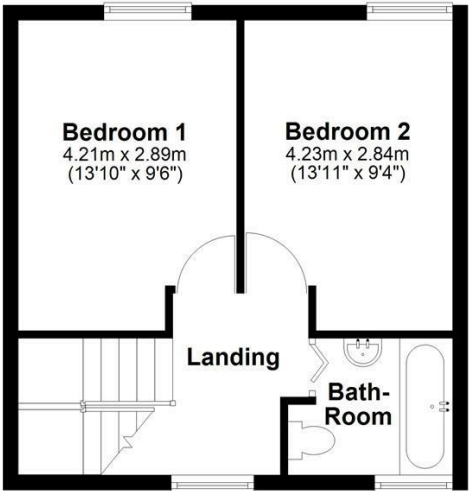
Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



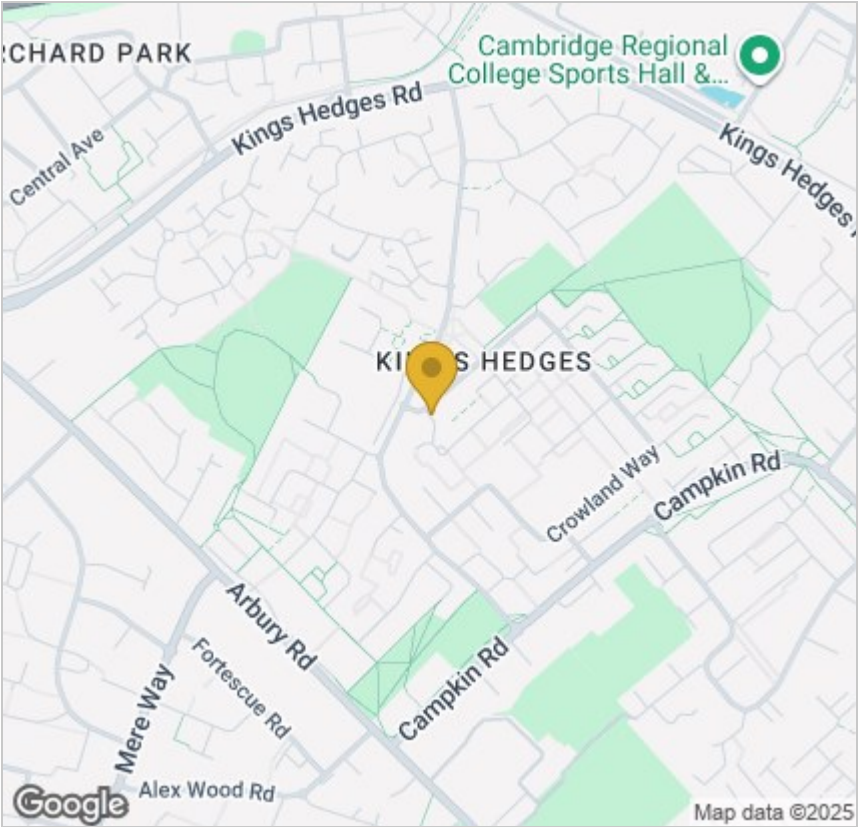
First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)

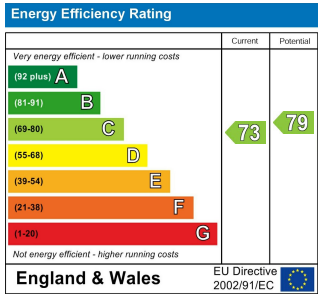


Total area: approx. 77.0 sq. metres (829.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

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