
GRAY
TOYNBEE
11 Gunhild Close
Cambridge, CB1 8RD
Guide price £395,000
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11 Gunhild Close

Cambridge, CB1 8RD

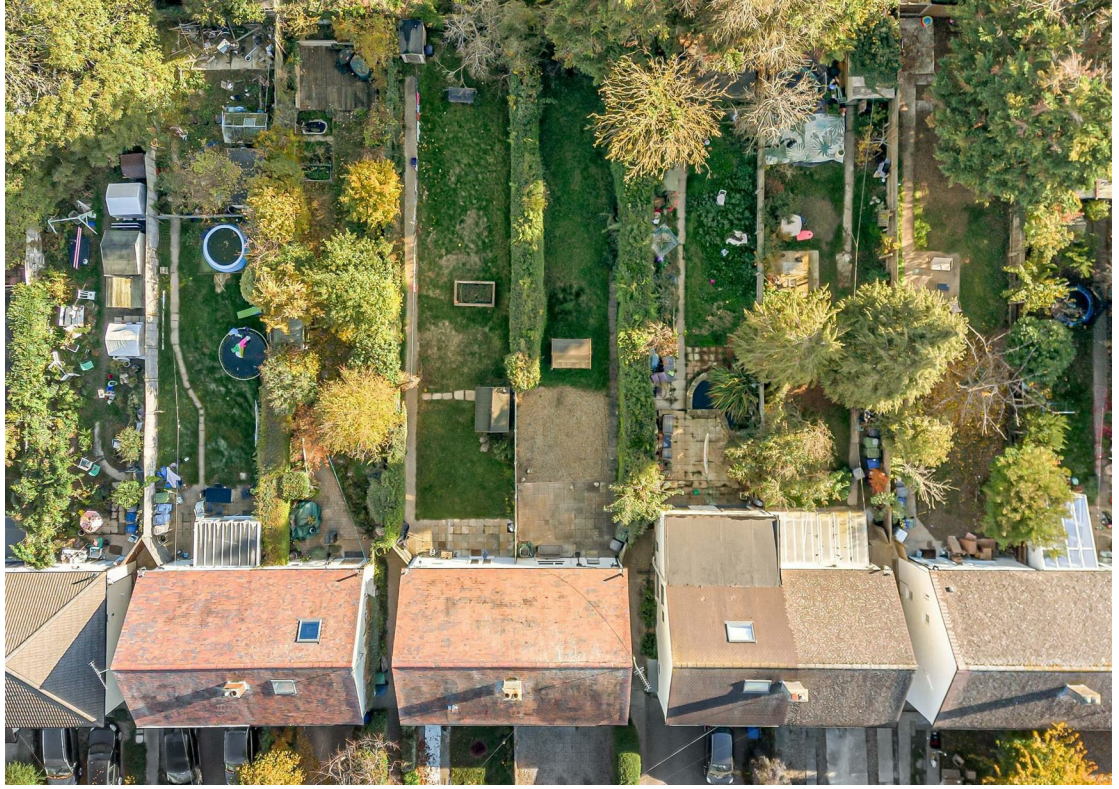
- No through road
- Garden measuring 30.03m (98ft) x 7.18m (23ft)
- Scope to extend (STPP)
- Equidistant from Addenbrookes and ARM Ltd
- Excellent local schooling
- Chain free

A 1950s house with driveway parking and a generous garden extending to almost 100ft, enjoying a pleasant cul-de-sac position in this friendly neighbourhood. No onward chain.

The house has been generally well cared for though would benefit from updating in some areas. On the ground floor is a living room with a feature fireplace and a window overlooking the close. The kitchen / dining room is fitted with a basic range of units and has various freestanding appliances, all of which are included within the sale. Adjoining the kitchen is a utility room with extra storage, space for further appliances and a door to the rear garden.

Upstairs are 3 good sized bedrooms. There is a separate W.C. and bathroom off from the landing.

Outside, the property has a driveway providing off-road parking for 2 vehicles. The rear garden is nice and private, has a terrace area and a timber storage shed.















The remainder is shingled and laid to lawn and is enclosed by fencing. The plot in its entirety measures around 323 sqm / 0.08 acres and offers scope to extend, subject to the necessary consents.

Gunhild Close, which is located off Wulfstan Way, lies in a popular residential area off Queen Edith's Way. There are local shopping facilities close by with primary schooling at Queen Edith's and secondary schooling at Netherhall. Addenbrooke's is within easy cycling distance along with numerous parks and play areas.

Agent's Note - In common with the majority of the estate and many others in Cambridge, the house is of concrete construction. For any further information or mortgage advice, please contact our office.





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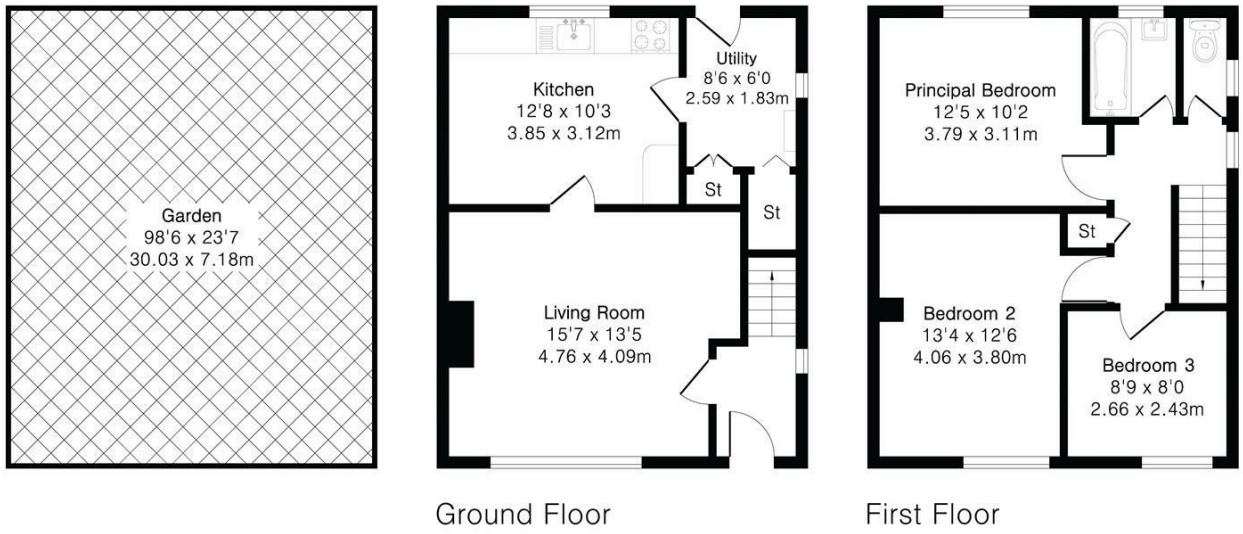
Approximate Gross Internal Area 918 sq ft - 86 sq m

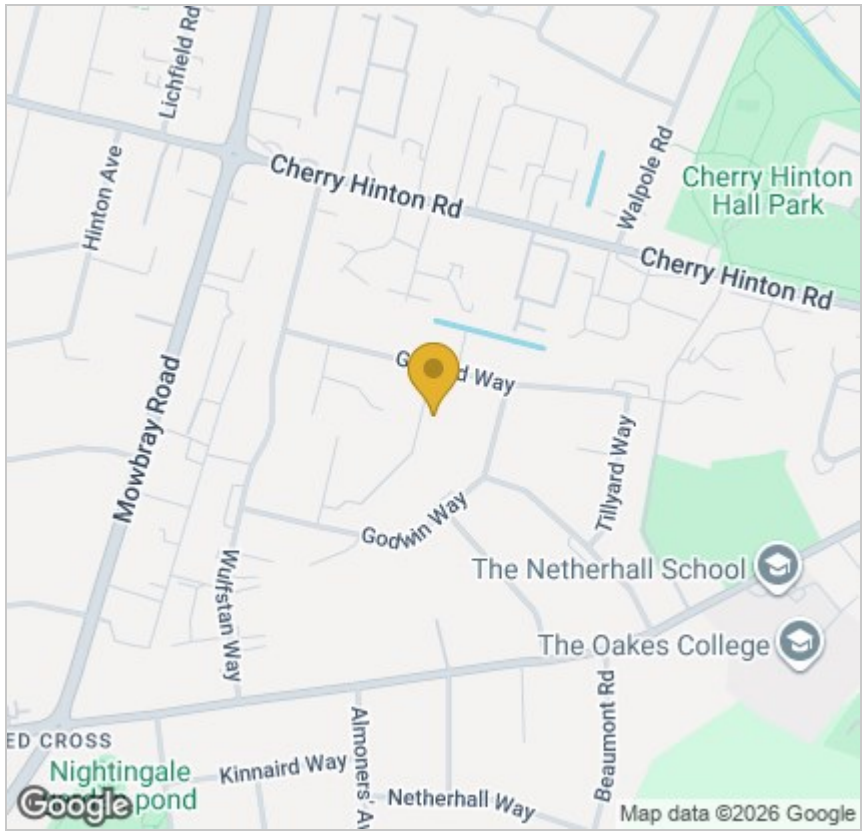
Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 459 sq ft – 43 sq m

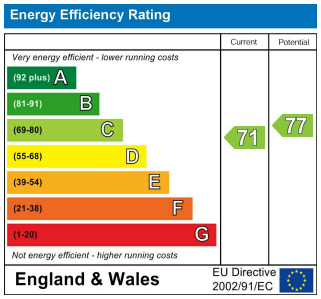


Ground Floor

First Floor



Energy Efficiency Graph



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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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