



8 Haviland Way  
Cambridge, CB4 2RA

**BK** Knowles   
CITY & COUNTRY PROPERTIES

A three bedroom end of terrace property located in this popular residential area  
The property is for sale with no onward chain

**Accommodation:**

Entrance hall | | kitchen | /dining room | living room| 3 bedrooms | bathroom with shower above | garden | garage | shed store



## Description

A three bedroom end of terrace property built in the 1960s comes to the market with the benefit of no onward chain.

The property measures approximately 85.1 sq m/916 sq ft providing accommodation over two floors.

To the ground floor the property comprises of an entrance hall that leads to the stairs and first floor, living room, kitchen with door to garden and dining room facing the rear garden.

To the first floor there are three good sized bedrooms, one with built in wardrobe, bathroom with shower above and separate toilet.

### Hallway

### Living room

3.73m x 3.65m (12' 3" x 12'0")

### Dining room

3.58m x 2.56m (11'9" x 8'5")

### Kitchen

3.58m x 2.64m max (11'9" x 8'8" max)

### Bedroom 1

4.07m max x 3.01m (13'4" max x 9' 11")

### Bedroom 2

3.16m x 3.15m (10'4" x 10'4")

### Bedroom 3

2.79m x 2.69m (9'2" x 8'10")

### Bathroom with shower above

### Shed

2.44m x 1.53m (8'0" x 5'0")

### Garage

4.89m x 2.63m (16'1" x 8'7")

All measurements are approximate

## GUIDE PRICE

£ 380, 000

## Location

A three bedroom end of terrace property located in this popular residential area adjacent to school playing fields, convenient for access to the City Centre, Cambridge Science and Business Parks, Cambridge North Railway Station, M11 and A14.

The garden has a useful brick outbuilding, ideal for storage and garage which has vehicular and pedestrian access from the rear.

Local amenities are nearby of Tesco Express on Campkin Road and Arbury Court's range of shops and businesses. Local primary and secondary schools can be found in the area.

## LOCAL AUTHORITY

Cambridge City Council 01223 457000 <https://www.cambridge.gov.uk/>

Council Tax Band - C EPC Band C

## OUTSIDE

The property is accessed by a shared pedestrian path to the front elevation Garden to the rear with shed store, garage opening onto rear access road. To the side is a useful wooden covered storage area.

Communal parking bays at the end of the terrace. On street parking is available on Haviland Way

## GENERAL INFORMATION

### SERVICES

The property is connected to mains gas, electricity, water and drainage.

Mobile Coverage, Broadband Speed and Flood Risk have been added in the photos. Information was taken from Ofcom and [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk) on 17.2.2026 whilst it was accurate at the time of listing we suggest you carry out your own independent checks

### TENURE

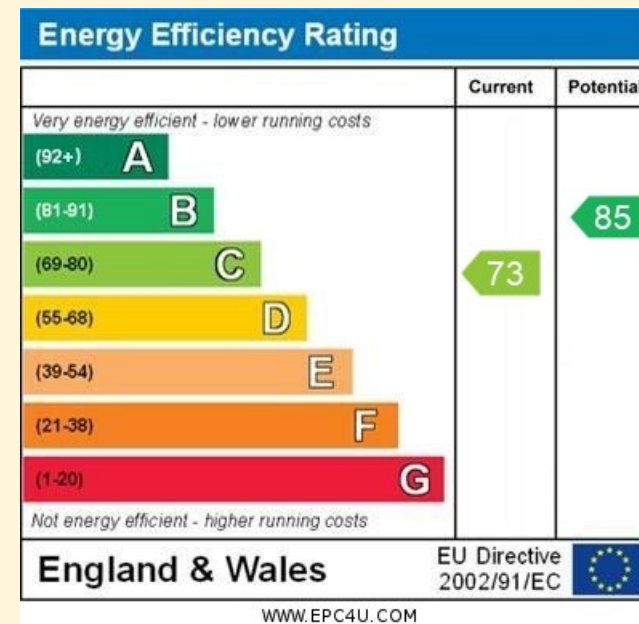
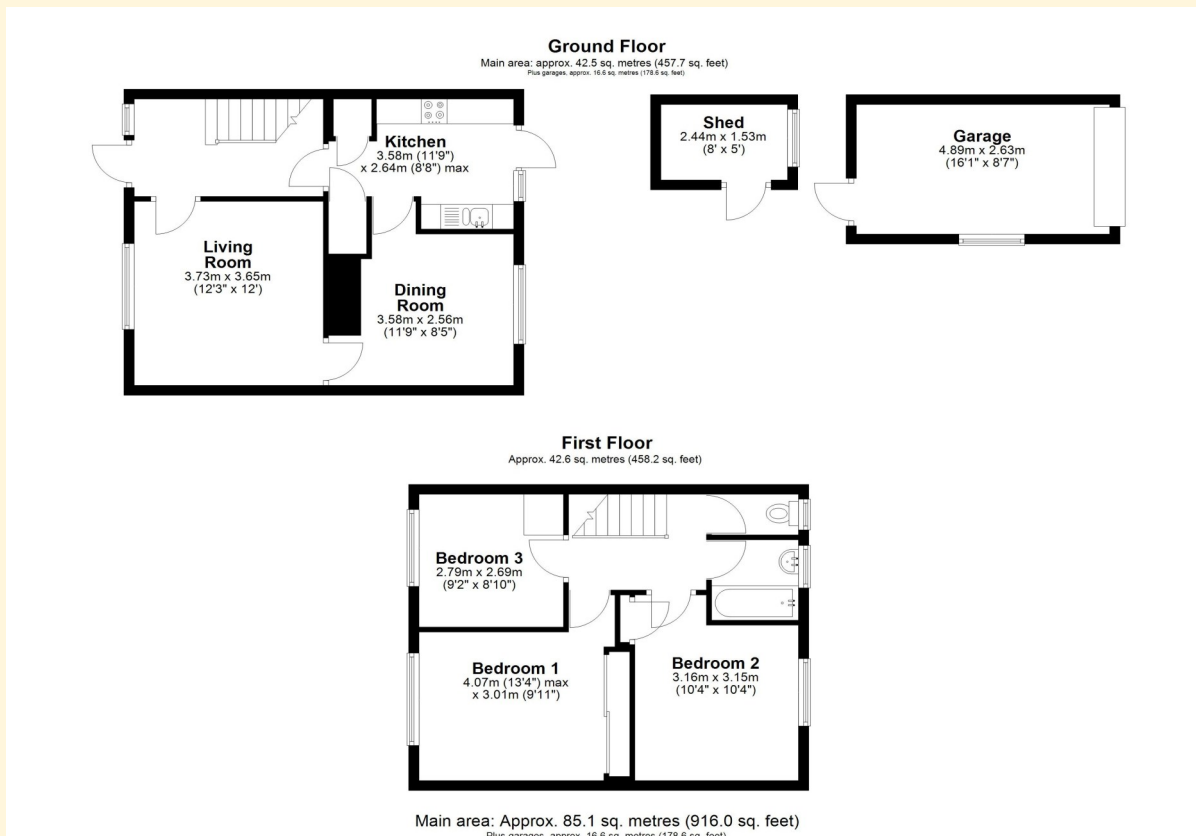
The property is being offered for sale Freehold with no onward chain

### IMPORTANT NOTE

The land registry plan shows part of the front boundary extending up to the grass area with no footpath in place.

The grass area at the front of the property belongs to Cambridge City Council





**VIEWING**  
Strictly by appointment with Bridgit Knowles Ltd  
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