



Gunning Way, Cambridge, CB4 3SQ

**CHEFFINS**

## Gunning Way

Cambridge,  
CB4 3SQ

A beautifully presented two bedroom bungalow extending to approximately 665sqft. The property further benefits from off-road parking and generous rear garden and is located close to local amenities.

### LOCATION

Gunning Way enjoys easy access to local shops, schools, parks and amenities, while the city centre, Cambridge Science Park and major employment hubs are just a short cycle, bus or drive away. Excellent road links via the A14 to the M11, frequent buses and proximity to Cambridge North station provide outstanding connectivity.



Guide Price £400,000





## UPVC FRONT DOOR

into:

## ENTRANCE HALL

with radiator, engineered wood flooring, access into loft, downlights, access into various rooms.

## KITCHEN

with tiled flooring and part tiled walls, a range of floor and wall units with laminate worktop, space for fridge/freezer, integrated Lamona oven and integrated 4 ring Bosch induction hob with extractor fan, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking front of the property, boiler, radiator, LED spotlights.



## SITTING ROOM

with engineered wood flooring, radiator, upvc double glazed window overlooking front of the property, upvc double glazed bi-folding doors out onto rear garden, downlights.

## PRINCIPAL BEDROOM

With engineered wood flooring, downlight, upvc double glazed window overlooking rear garden, radiator.

## BEDROOM 2

With engineered wood flooring, upvc double glazed window overlooking front of the property, radiator, downlight..

## BATHROOM

tiled flooring and walls, three piece suite comprising bath with shower over, low level w.c., and wash hand basin, upvc double glazed frosted window overlooking rear of the property, heated towel rail, extractor fan, LED spotlights.

## OUTSIDE

The property is approached via pathway leading to brick paved off-road parking, pathway leading to front door. Front garden is predominantly enclosed via wall and timber fencing front garden, access gate to the rear garden.

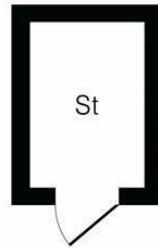
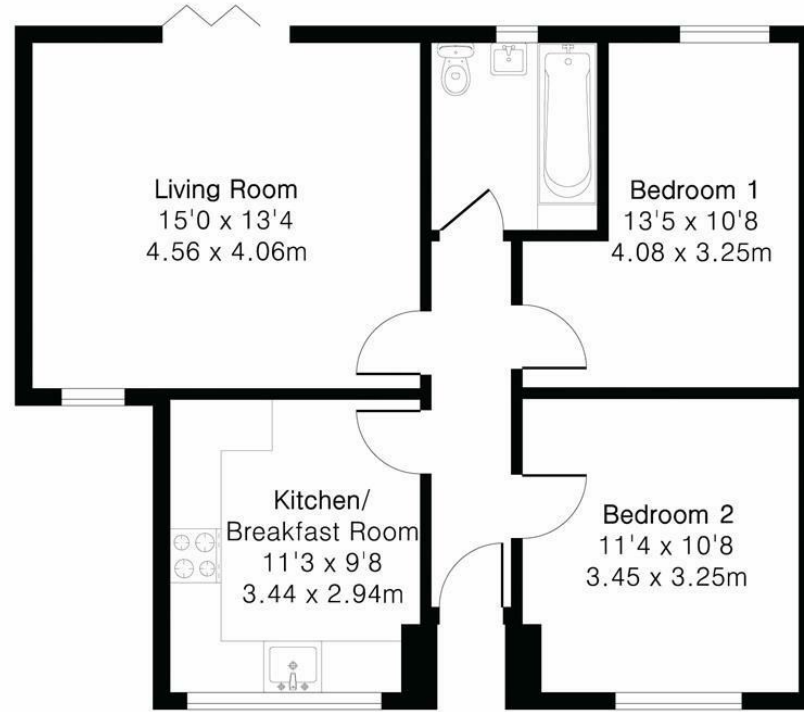
Rear garden is fully enclosed via timber fencing, access gate out onto front, stone paved terrace area perfect for outside seating and alfresco dining. The garden is predominantly laid to lawn with raised beds containing a variety of shrubs and trees, also a brick built cycle and storage shed, outside water tap.





**Approximate Gross Internal Area 665 sq ft - 62 sq m  
(Excluding Outbuilding)**

Outbuilding Area 28 sq ft – 3 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £400,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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