



3 Sunmead Walk, Cambridge, CB1 9YB
Offers Over £450,000 Freehold



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A THREE-BEDROOM TERRACE HOUSE WITH A DETACHED ONE-BEDROOM ANNEXE AND A PAVED COURTYARD GARDEN, SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC CLOSE TO CHERRY HINTON HIGH STREET.

- 1213 sqft / 112 sqm (including annex accommodation)
- 1950's mid-terrace house
- Annex built in 2019
- Courtyard garden
- Gas-fired heating to radiators
- Close to good public transport links and shopping facilities
- 3 bedrooms, 1 reception, 1.5 bath
- Annex: 1 bedroom, 1 reception, 1 bath
- Communal parking bays
- Total plot size - approx 0.03 acres

This bright and well-maintained terrace house in Cherry Hinton occupies a quiet location within a tucked-away cul-de-sac off Fulbourn Old Drift, close to good amenities on Cherry Hinton High Street.

The property offers a separate annexe just yards from the house providing flexible separate accommodation, which is ideal for guest overflow, a dependent relative or home working use. Within the annexe, there is a living/dining room with a well-equipped kitchen and a double bedroom with an ensuite shower room.

The main property comprises an entrance hall with a WC, a built-in storage cupboard, and leads to the kitchen and main living space. A well-equipped kitchen provides a range of matching units and drawers, working surfaces and space for freestanding appliances. A full-width living/dining room benefits from a high degree of natural light and access to the garden.

Upstairs, a landing area with useful storage leads to a family bathroom suite and three bedrooms. Bedroom one provides extensive built-in wardrobes and an airing cupboard.

Outside, the rear garden is fully enclosed, paved for low maintenance and has gated pedestrian access.

Location

Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's Hospital (2.1 miles), Cambridge railway station (2 miles) and on to the city centre (3 miles) and also with those looking for a traditional community with excellent day-to-day facilities which feels close to the city but retains its own identity. Across the High Street accessed from Railway Street, is a pleasant pedestrian access route leading directly to the bottom of Mill Road and, in turn, the city centre.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

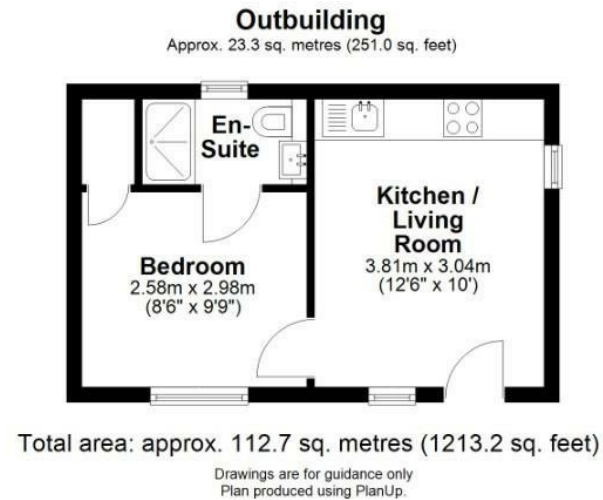
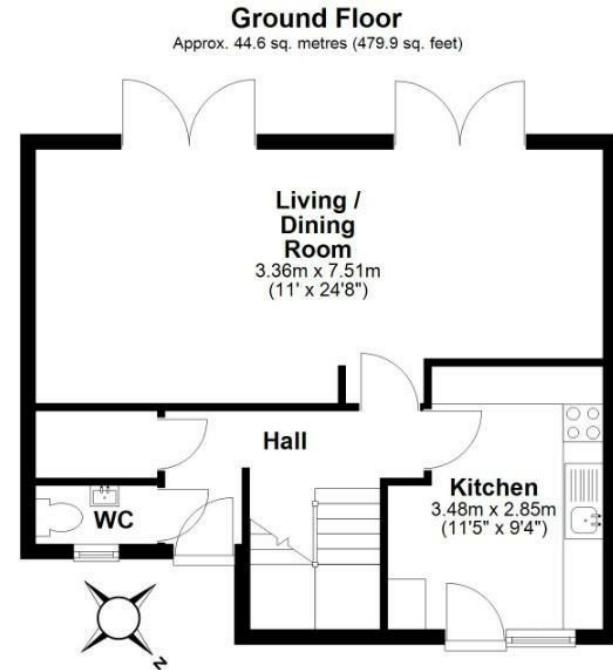
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



