GRAY TOYNBEE



43 Crathern Way

Cambridge, CB4 2LZ

Guide price £350,000

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43 Crathern Way

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- No chain
- Large garage
- Overlooking green space
- Large living room
- Downstairs cloakroom and WC
- EPC rating C

A 3-bedroom terrace of about 900 sq. ft., presented in good order, offered with no chain, and with the benefit of parking and a garage.

The house is traffic-free at the front and overlooks a green space, with the convenience of parking and a garage located directly at the rear of the house. The Science Park is a 4-minute cycle ride and the A14 is within easy reach.

The property has been refurbished by the current owners and offers spacious family accommodation that includes a large living/dining room which has bi-fold doors to the garden, as well as a second glazed door to the garden and fitted shelving. The kitchen/breakfast room has base and eye-level units, wood-effect worktops, and space for appliances. The hallway is a good size and provides good storage















under the stairs, and a cloakroom with a WC.

On the first floor there are three bedrooms; two are doubles, the other a good single, and two bedrooms have built-in storage. The family bathroom has been refitted with a white suite and includes a shower over the bath, basin and WC; there is a towel rail, white wall tiling and wood-effect lino flooring; a built-in cupboard houses the boiler.

The house has double glazing and gas central heating.

At the front there is a low-maintenance garden, with space for bikes/bins, and a useful brick store.

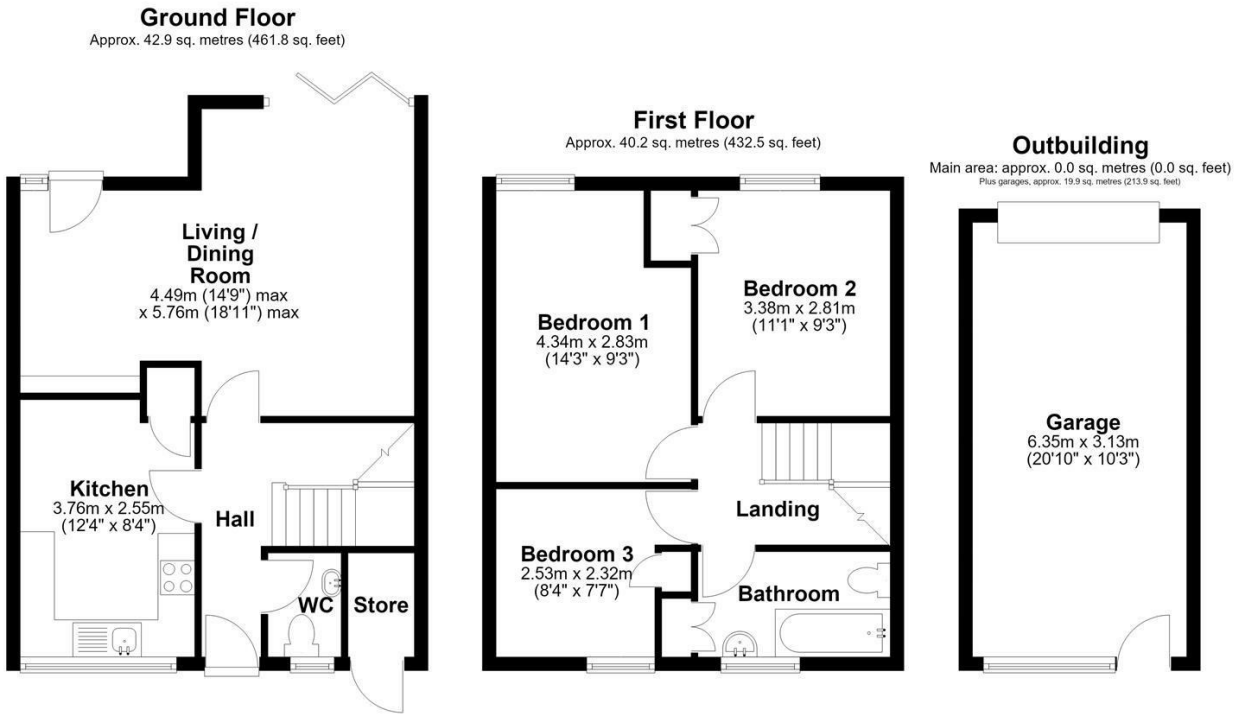
The rear garden is mainly lawn, with flower and shrub beds. The garden is enclosed by fencing at the end of the garden; there is a brick shed and a gate to the rear parking area, where there is private parking. The garage is an excellent size, has power connected, and a door to the garden.

What3words: ///vague.wells.glaze





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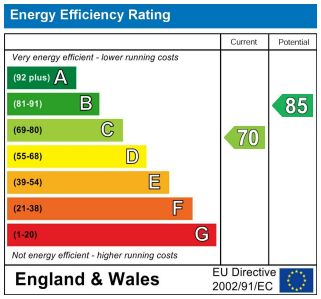


Main area: Approx. 83.1 sq. metres (894.3 sq. feet)
Plus garages, approx. 19.9 sq. metres (213.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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