



121 Wadloes Road
Cambridge, CB5 8PF

Guide price £395,000



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- 2 bed, 2 recep, 1 bath
- 750 sqft / 70 sqm
- Broad west-facing garden
- Semi-detached home
- Boiler guarantee in place

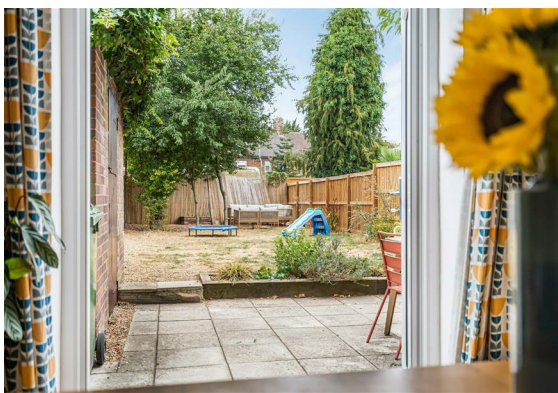
A greatly improved home of 750 sqft / 70 sqm with a broad west-facing garden, within easy reach of the River Cam, A14, Science Park and Cambridge North Station via the Chisholm Trail.

Purchased as a renovation project just over 5 years ago, this beautiful 1950s house has been transformed into a superb starter home, and has been thoughtfully designed with modern living in mind.

Briefly the accommodation comprises an entrance hall, finished with herringbone flooring continuing throughout the ground floor live areas. The living room has a feature fireplace and benefits from the morning sun. The kitchen has a stylish range of fitted units, various integrated appliances and is finished with solid oak worktops.

On the first floor are 2 double bedrooms and a refitted bathroom, complemented by attractive tiling.

Outside is driveway parking with gated side access to the noteworthy west-facing garden. There is paved terrace, well suited to alfresco dining. The remainder is mainly laid to lawn, with an additional shingled section at the foot of the garden, stocked with a number of trees and offering a superb degree of privacy.





Wadloes Road is conveniently positioned just off Newmarket Road and is ideally situated for access to Cambridge City Centre and the A14/M11 road networks.

There are a wide range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by. The property is a short walk from a spar and one-stop convenience store, butchers, fish and chip shop, McDonalds and an excellent NHS Health Centre.

The historical village of Fen Ditton is just a 10-minute walk away, and has three public houses, including two gastro pubs, with The Plough having lovely views over the River Cam.

Cambridge North Station is just 0.8 miles from the property via the Chisolm Trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the City Centre.

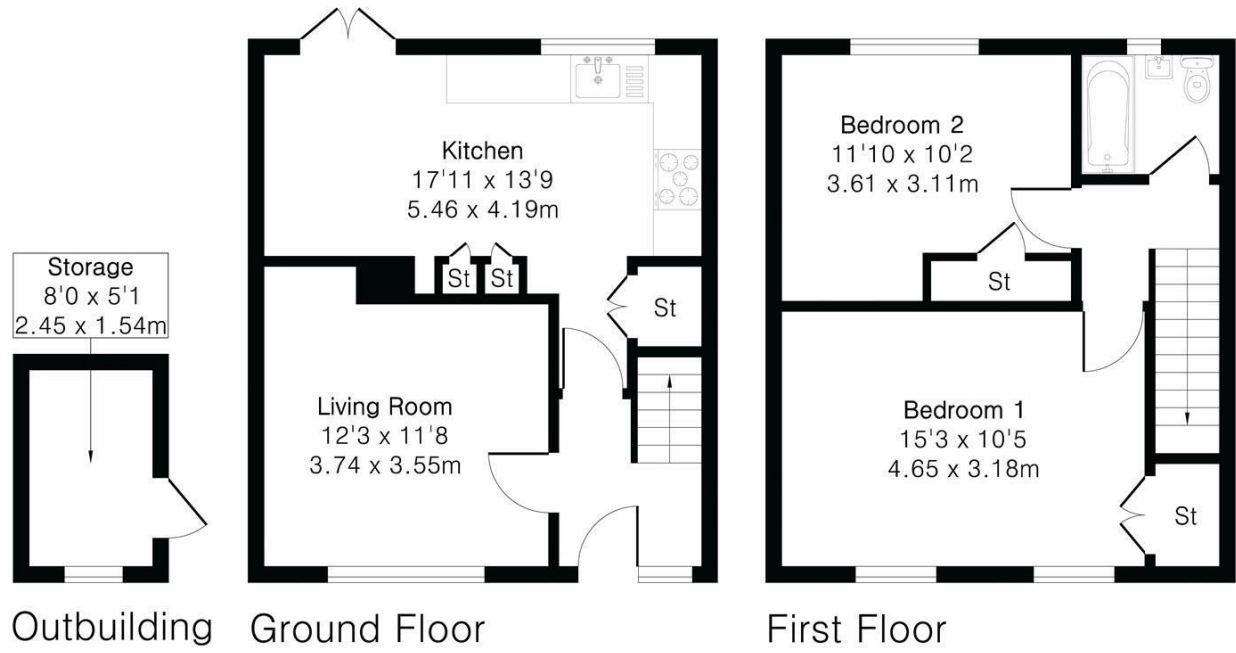


**Approximate Gross Internal Area 750 sq ft - 70 sq m
(Excluding Outbuilding)**

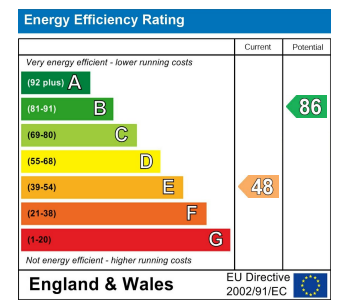
Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m

Outbuilding Area 41 sq ft – 4 sq m



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.

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