

GRAY TOYNBEE

# 7 Mander Way

Cambridge, CB1 7SF

**Guide price £485,000**

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# 7 Mander Way

## Cambridge, CB1 7SF

- No onward chain
- 3 bedroom semi-detached house
- Driveway parking for one car, plus additional off-road parking for small car
- West-facing garden
- Cul-de-sac
- 786 sqft / 73 sqm

A versatile home with driveway parking and a ground floor bedroom, benefitting from a quiet cul-de-sac position and a private west-facing garden, available with no onward chain.

This well-proportioned semi-detached home was built in 1995 and enjoys a peaceful, near central position in CB1, close to Addenbrooke's and ARM Headquarters.

An entrance hall has access to a cloakroom W.C. and a generous living/dining room with stairs to the first floor. The garage has been converted into a ground floor bedroom and offers versatility to suit individual purchaser's needs. Completing the ground floor accommodation is a kitchen/breakfast room with a sliding door to the rear garden and a range of matching base and eye-level units; there are various appliances included within the sale.

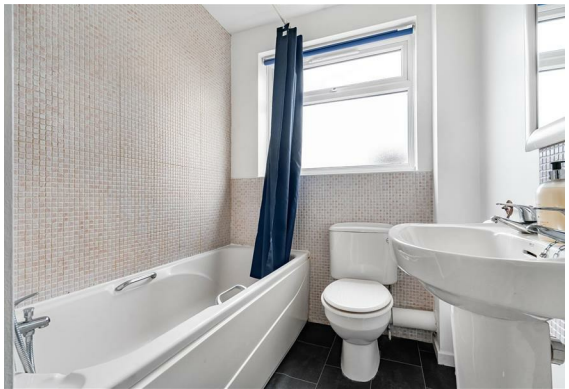
Upstairs are 2 further double bedrooms, one with fitted wardrobe and a family bathroom, which has been fitted with a 3-piece suite. The landing benefits from an airing cupboard with radiator and provides access to a fully boarded loft with light and window, offering excellent additional storage and potential for conversion, subject to the necessary consents.













Outside, the house is set back behind a driveway and shingled open-plan garden with a secure side door to the west-facing garden which is predominantly paved for ease of maintenance and has a storage shed, the whole is enclosed by fencing.

Mander Way is a peaceful cul-de-sac located in the heart of CB1, which provides a wonderful community feel. No.7 sits on a private plot, just a short walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland & play areas.

It is exceptionally well located for access into Addenbrooke's & associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents & Balzano's deli. No.7 is just 2 miles from the city centre with its combination of ancient & modern buildings, winding lanes & wide range of shopping facilities.



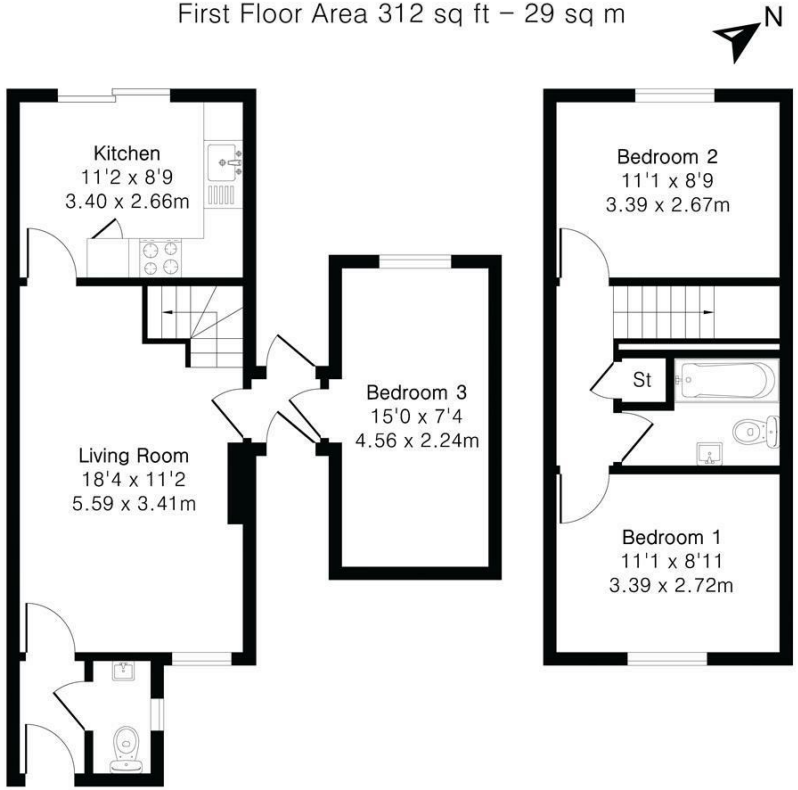


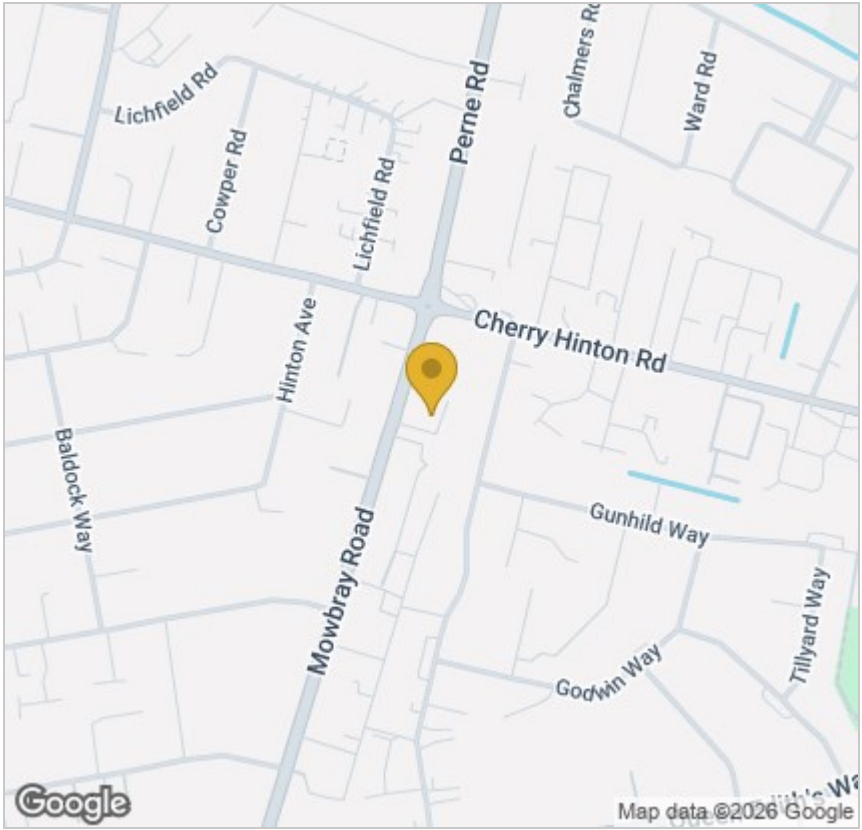
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**Approximate Gross Internal Area 786 sq ft - 73 sq m**

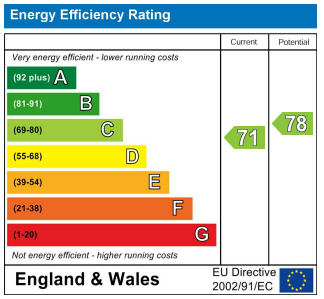
Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 312 sq ft – 29 sq m




## Energy Efficiency Graph




Tenure: Freehold

Council tax band: D

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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