



Nuns Way, Cambridge, Cambridgeshire  
CB4 2NR

**Pocock + Shaw**

106 Nuns Way  
Cambridge  
Cambridgeshire  
CB4 2NR

A well proportioned two bedroom end terrace property enjoying a convenient location on the north side of the city, with easy access to the city centre, the A14 and the Science Park.

- End terrace house
- 2 double bedrooms
- Kitchen/ Dining room
- Sitting Room
- Cloakroom
- Conservatory
- First floor bathroom
- Sunny enclosed rear garden and carport
- No upward chain

Guide Price £325,000



Nuns Way is situated just off Northfield Avenue via Cameron Road, just over 2 miles north of Cambridge City Centre. The area is well placed for access to Cambridge North Train Station, the Science Park and A14/M11 road networks. There is a bus stop just a two minute walk from the property, with regular buses into the city centre and to Addenbrookes hospital every 15 minutes.

The house is situated on a green courtyard, away from passing traffic and offers very well-proportioned, light accommodation including two double bedrooms and a bathroom on the first floor and a spacious kitchen/ dining room, cloakroom and sitting room on the ground floor.

There is a walled, sunny lawned rear garden with adjacent carport to the rear of the house.

Offered with no onward chain, the property in detail comprises;

**Ground Floor** Part-Glazed front door to

**Entrance Hallway** with stairs to first floor, radiator

**Cloakroom** with window to rear, WC, vanity wash hand basin, wall light,

**Dining Room** 12'5" x 9'11" (3.79 m x 3.03 m) with window to side, two radiators, , opening onto

**Kitchen** 9'3" x 8'1" (2.82 m x 2.46 m) with window to rear offering views to garden, good range of built in fitted units, circular stainless steel sink unit and drainer, Parkinson Cowan gas cooker with extractor hood over, built-in deep storage cupboard with electric and water meter.

**Sitting Room** 12'2" x 12'2" (3.71 m x 3.70 m) with window to front and side, two radiators, wall light points

**Conservatory** 9'10" x 7'3" (3.00 m x 2.20 m) UPVC double glazed conservatory on a brick base, door and windows to garden, power points, plumbing for washing machine, lighting, ceramic tiled flooring

## First floor

**Landing** with window to front, two built in cupboards with shelving

**Bedroom 1** 12'5" x 9'11" (3.78 m x 3.03 m) with window to rear, loft access hatch, radiator, mirror-fronted sliding door to fitted wardrobes with clothes hanging rail, shelving and the Vaillant gas central heating boiler.

**Bedroom 2** 12'3" x 8'2" (3.73 m x 2.49 m) with window to front, radiator

**Bathroom** with window to rear, panelled bath with fully tiled surround, Aqualisa shower and shower screen over, Vanity wash handbasin, WC with concealed cistern, wall light, heated towel rail, wall mounted striplight with shaver point, ceramic tiled flooring

**Outside** 30'7" x 14'5" (9.33 m x 4.40 m) Open plan grassed area to front courtyard area. Sunny south/easterly facing rear garden with brick walling and a secured pedestrian gate, small lawned areas with well stocked flower/shrub borders (including a productive vine, fig tree, roses etc), open sided carport with adjacent timber store and an aluminium up and over door to rear.

**Services** All mains services

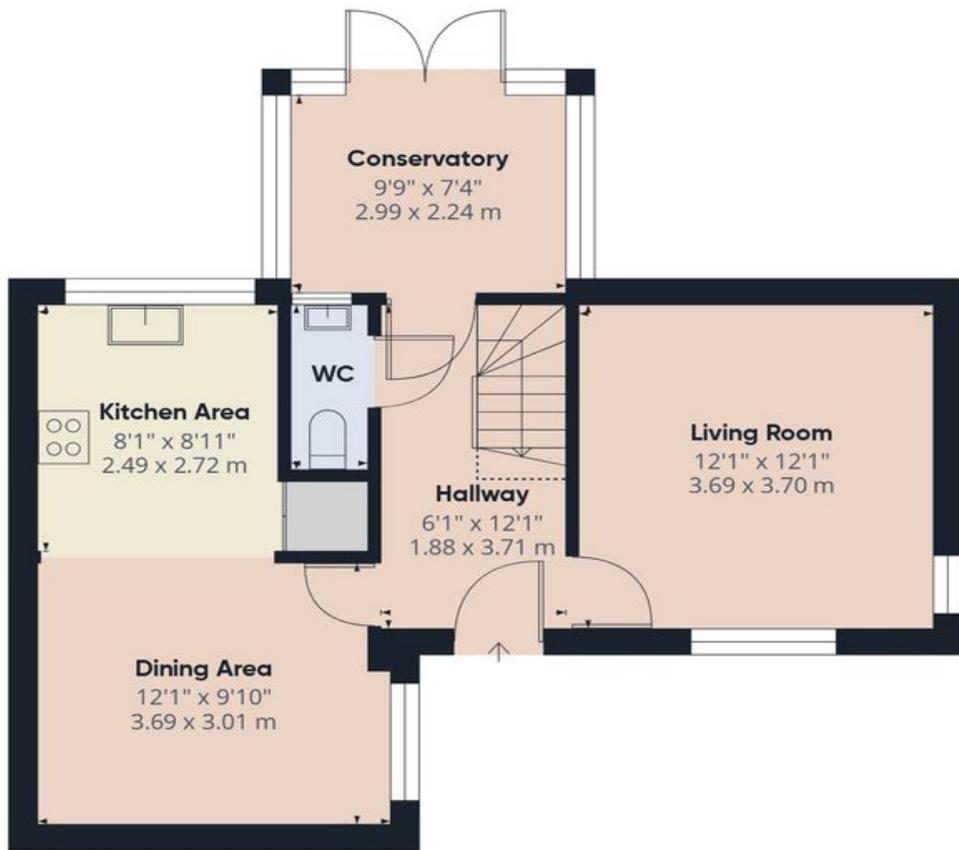
**Tenure** The property is Freehold

**Council Tax Band** B

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Approximate total area**

846 ft<sup>2</sup>

78.7 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested