



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious three-bedroom semi-detached property on the southeast side of Cambridge city, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport. Gunhild Way is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore on the other side of Cherry Hinton. And schools? Gunhild Way is in the catchment area for Queen Emma Primary School and Queen Edith Primary School (0.1 Miles & 0.3 miles from the property, respectively); children over 11 usually attend secondary school at nearby Netherhall Secondary School. The latter ranking as 'good' in its most recent Ofsted report.

The property is approached via a generous paved driveway, providing ample off-road parking, whilst a covered storm porch leads to the front door. Once inside, you are welcomed by a spacious entrance hall finished with neutral décor and fitted carpeting, creating a practical central space from which the ground floor accommodation flows. The hall also benefits from a useful understairs storage cupboard and staircase rising to the first floor.

Positioned at the front of the property is the living room, a well-proportioned reception space centred around a feature fireplace with a stone-effect surround and timber mantel. A large front-facing window allows plenty of natural light to flood the room, creating a bright and comfortable setting with excellent potential to modernise and personalise.

Moving through the hallway, the kitchen is located towards the rear of the property. Currently fitted with a range of white wall and base units, a stainless steel sink and generous worktop space, the room provides a practical footprint that offers an excellent opportunity for complete refurbishment. There is ample space to redesign the layout to suit modern family living, whilst a rear-facing window overlooks the garden and provides plenty of natural light.

Adjacent to the kitchen is the separate dining room, offering an excellent entertaining or family space. Large enough to comfortably accommodate a dining table and additional furniture, the room enjoys sliding doors opening into the conservatory, which in turn provides access to the rear garden. Together, these spaces offer excellent scope for a purchaser to reconfigure or enhance, subject to the necessary consents, creating a modern open-plan family environment if desired.

Completing the ground floor is a useful rear lobby which provides access to a cloakroom fitted with a WC and wash hand basin, together with a substantial attached store. This versatile space offers fantastic storage and excellent potential for a variety of future uses, subject to the necessary consents.

Returning to the entrance hall, the staircase rises to a spacious first-floor landing, giving access to all three bedrooms, the wet room and an additional storage cupboard.

Bedroom one is a generous double room positioned at the front of the property,

enjoying an abundance of fitted wardrobes, overhead storage cupboards and a built-in dressing table, making excellent use of the available space. Dual front-facing windows allow plenty of natural light to fill the room.

Bedroom two is another spacious double bedroom overlooking the rear garden. Offering generous proportions, this room provides ample space for freestanding furniture and presents a blank canvas for a buyer wishing to modernise to their own style.

Bedroom three is a comfortable single bedroom situated at the front of the property. Benefitting from fitted wardrobes and built-in drawers, it would make an ideal child's bedroom, home office or dressing room depending on a purchaser's requirements.

Serving the first floor is a generously sized wet room, thoughtfully designed with accessibility in mind and comprising a walk-in shower area, WC and pedestal wash hand basin. A frosted window provides natural light whilst maintaining privacy.

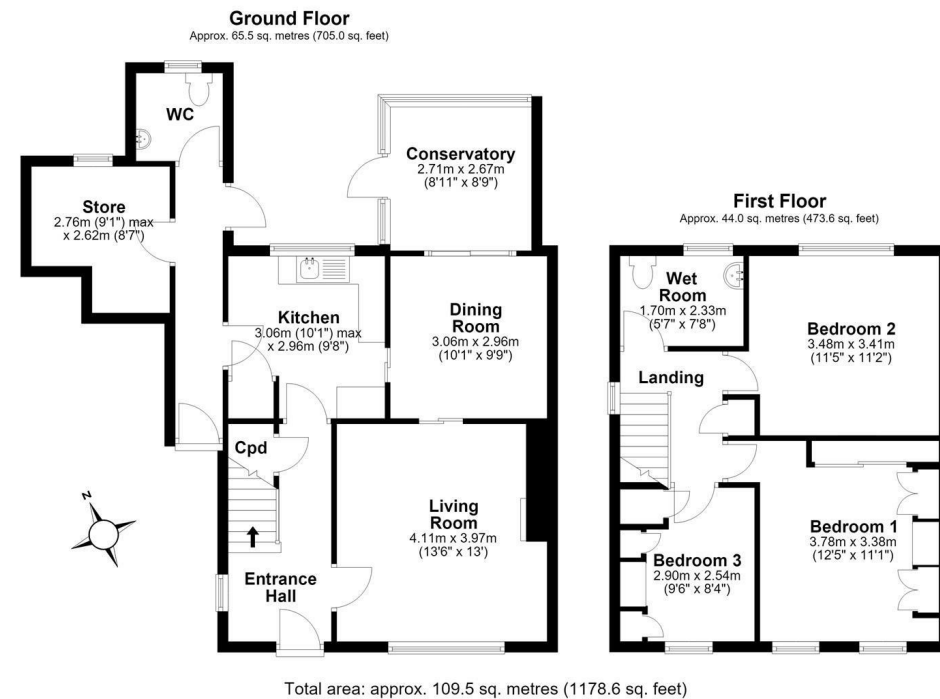
Stepping outside, the rear garden is a particularly attractive feature of the property. Enjoying a generous plot and a good degree of privacy, it offers a fantastic opportunity for landscaping and transformation. Currently laid with a combination of patio and mature planting, it provides plenty of space for keen gardeners or families wishing to create an outdoor entertaining area tailored entirely to their own tastes.

Overall, this is a fantastic opportunity to acquire a spacious three-bedroom semi-detached home in a sought-after Cambridge location. Requiring modernisation throughout, the property has been priced to reflect the work required and offers an exciting chance for the next owner to renovate and create a home entirely to their own specification. With generous room sizes, excellent outside space, ample off-road parking and superb potential throughout, it represents an exciting prospect for buyers looking to add value and make a property truly their own.

Agent notes

Tenure: Freehold
Council tax: Band C
Chain details: No onward chain





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(12 plus) A	78
(91-91) B	
(89-88) C	
(55-68) D	
(39-54) E	
(21-38) F	59
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

