

GRAY TOYNBEE

18 The Homing

Cambridge, CB5 8SD

Guide price £375,000

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- Large rear garden
- Off street parking
- Excellent location for city & A14
- 2 double rooms

A bright and well presented two-bedroom semi-detached home, ideally positioned on the eastern side of Cambridge, offering comfortable accommodation, driveway parking and a good sized rear garden.

On the ground floor, the entrance hall leads through to a bright living room that then leads through to a well equipped kitchen/diner, with a range of fitted units, dishwasher, space for a fridge freezer and ample room for a dining table. Creating a practical space for both everyday living and entertaining.

Upstairs are two well proportioned bedrooms, both benefiting from built-in wardrobes, together with family bathroom featuring attractive tiling and a heated towel rail.

To the front of the property, a driveway provides off-road parking, while gated side access leads to the generous rear garden. The garden is predominantly laid to lawn with a patio area and benefits from two sheds, both with electricity connected. A charming pathway, bordered by mature trees and shrubs, leads to a further patio area at the rear of the garden.

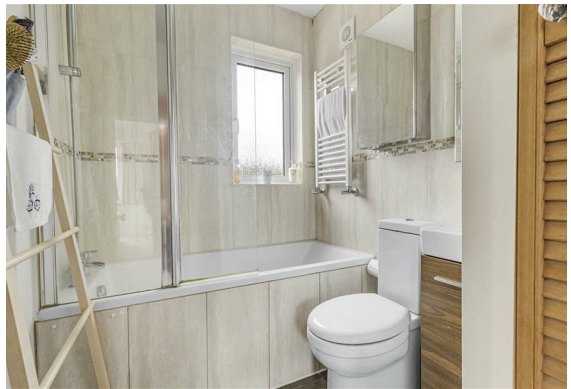














Ideally situated just off Newmarket Road, The Homing offers excellent connectivity to Cambridge city centre and the A14/M11 road networks. Cambridge North Station is easily accessible via the Chisholm Trail, providing direct rail services to London and other major destinations. The location is also well placed for Cambridge Science Park, Cambridge Business Park, the Biomedical Campus and Addenbrooke's Hospital.

Residents benefit from a wide range of nearby amenities, including a Tesco Superstore, gyms, local convenience stores, retail parks and a variety of shopping and dining options along Newmarket Road. The historic village of Fen Ditton, with its riverside walks and popular pubs, is also within easy reach.



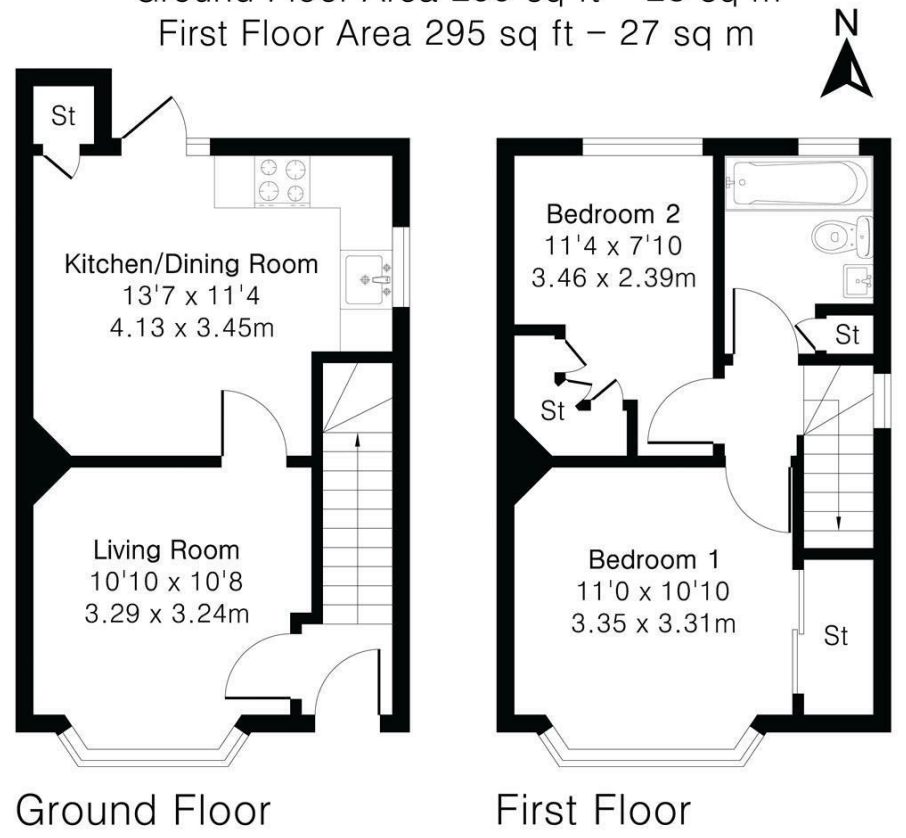


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Approximate Gross Internal Area 594 sq ft - 55 sq m

Ground Floor Area 299 sq ft – 28 sq m

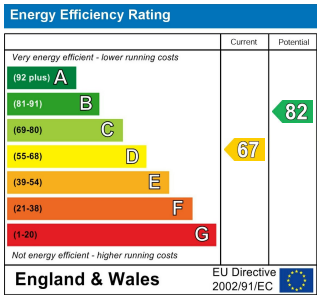
First Floor Area 295 sq ft – 27 sq m



Ground Floor First Floor



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. 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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