



139 Wadloes Road
Cambridge, CB5 8PF

Guide price £400,000

 3  1  1   D

139 Wadloes Road

Cambridge, CB5 8PF

- No onward chain
- Close to the river Cam
- 3 bed, 2 recep, 1 bath
- 202 sqm / 0.05 acre
- South-facing garden
- Quiet, spacious, no-through road

A well presented and conveniently positioned home with driveway parking and a private south-facing garden, close to the A14, City Centre, and Cambridge North Station via the Chisholm Trail.

This mid-terraced 1960's house has been exceptionally well cared for and enjoys a superb position just east of the City Centre. The house sits opposite the footpath up to Ditton Meadows and the river Cam and is just a 15-minute beautiful bike ride along the river in to the historic city centre.

Briefly the accommodation comprises an entrance hall, dining room and a light and airy living room with a feature gas fireplace and double doors opening onto a south-facing terrace. The kitchen has a range of fitted units and various integrated appliances.

On the first floor are 3 good sized bedrooms and a bathroom which has been fitted with a stylish suite, complemented by attractive tiling.

Outside there is driveway parking with a pathway to the entrance. The rear garden has a paved terrace, well suited to alfresco dining. The rest of the garden is laid to lawn, with an additional section at the foot of the garden with bark chippings and a storage shed.

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.

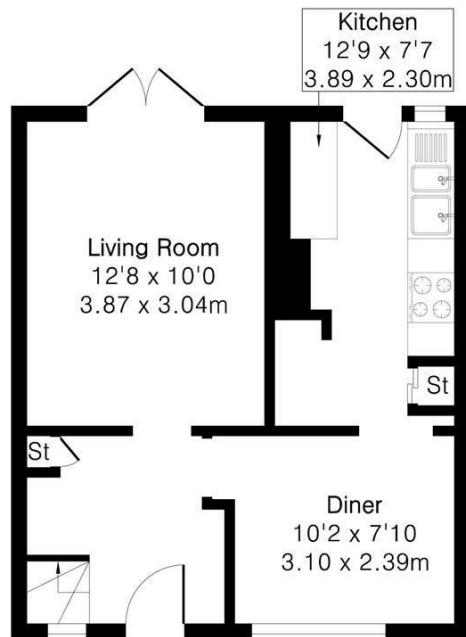
Cambridge North Station is just 0.8 miles from the property via the Chisolm Trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the City Centre.



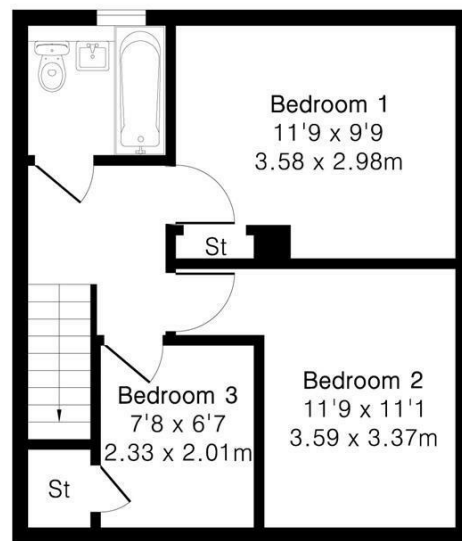
Approximate Gross Internal Area 756 sq ft - 70 sq m

Ground Floor Area 378 sq ft – 35 sq m

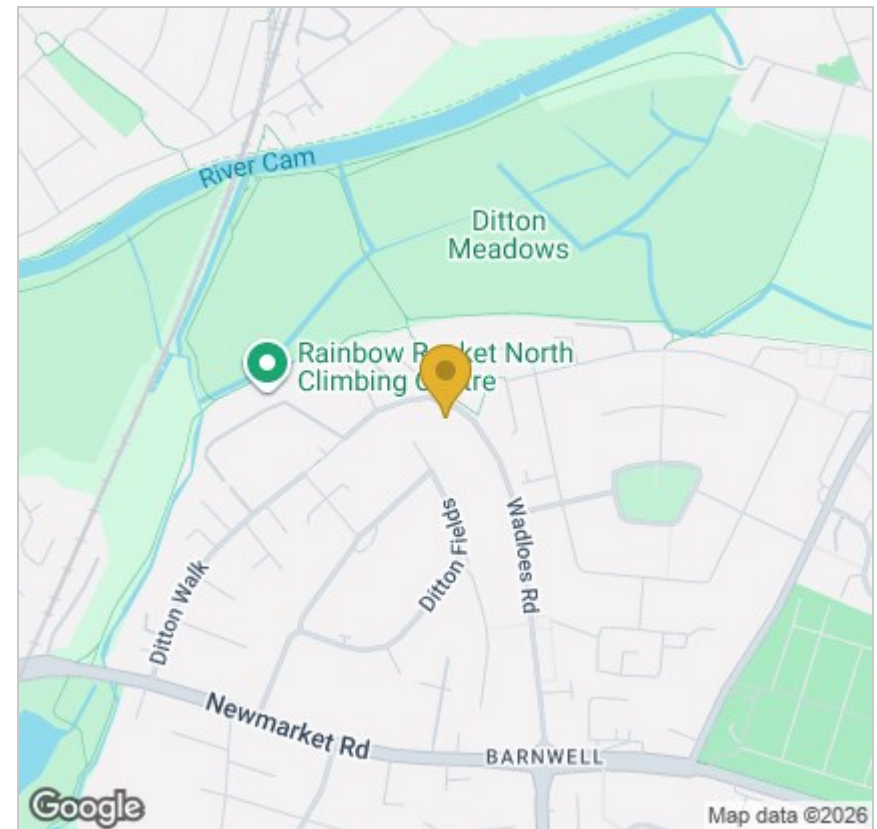
First Floor Area 378 sq ft – 35 sq m



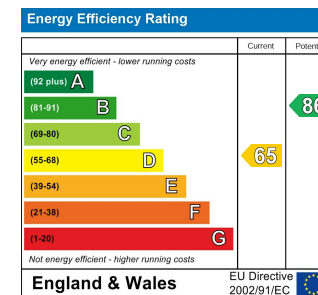
Ground Floor



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.