



Radcliffe & Rust Letting Agents, Cambridge are delighted to offer, for sale, this modern and well presented one bedroom, end terrace house in Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, less than two miles from Addenbrooke's Hospital and Cambridge Central Railway Station and only one mile from ARM Holdings. The stunning grounds of Cherry Hinton Hall, which is located just off Cherry Hinton Road, are within easy walking distance, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served areas in the city.

Approaching the property, its end-of-terrace position immediately gives it a pleasant sense of space, with an established lawn and mature greenery extending around the side of the house. A private driveway sits directly alongside the property, providing the particularly valuable benefit of off-road parking.

The front door opens directly into the living room, a surprisingly generous and bright reception space which provides plenty of flexibility for both relaxing and dining. A large multi-pane window overlooks the front and draws an abundance of natural light into the room, while crisp white walls and soft grey carpeting create a clean and neutral backdrop ready for a new owner to make their own. There is ample space for a comfortable seating arrangement as well as a dining table if desired, making excellent use of the room's proportions.

Towards the rear, an attractive arched opening provides a natural transition into the kitchen while retaining an open and sociable feel between the two spaces. The staircase also rises from this part of the living room, with its warm timber balustrade adding a contrasting natural tone against the otherwise light and neutral interior.

The kitchen is positioned at the rear of the property and has been finished in a smart contemporary style. Gloss white wall and base cabinetry is paired with warm wood-effect work surfaces and large-format white tiled splashbacks, creating a fresh and understated finish. A stainless-steel extractor sits above the freestanding electric cooker, while further appliance space is provided beneath the worktop. Wood-effect flooring introduces additional warmth and provides a practical finish underfoot. A glazed

rear door allows natural light into the kitchen and provides direct access to the private garden, making the outside space particularly convenient for everyday use and entertaining.

Returning to the living room, the staircase rises to the first-floor landing, where the accommodation is divided between the double bedroom and bathroom.

The bedroom is an excellent-sized double, occupying the front of the first floor and enjoying a broad window overlooking the front of the property. The room continues the home's light and neutral presentation, with crisp white walls, white woodwork and soft grey carpeting underfoot. Its straightforward proportions provide plenty of flexibility for a double bed alongside wardrobes, drawers and other freestanding furniture without the room feeling overly compromised.

Completing the first floor is the bathroom, which is positioned towards the rear. Finished predominantly in fresh white tones, the room features large-format white wall tiling complemented by contrasting wood-effect flooring. The white suite comprises a panelled bath, pedestal wash hand basin and WC, while chrome fittings add a contemporary touch. A broad frosted window provides both natural light and privacy.

Outside, the property benefits from its own private rear garden – a particularly attractive feature for a one-bedroom home in Cambridge. The garden is enclosed by established boundaries and mature greenery, creating a good degree of privacy, with plenty of scope for a new owner to landscape and personalise the space to suit their requirements. There is room to create lawn, planted borders or a more substantial seating and entertaining area, while the existing

timber shed provides useful external storage.

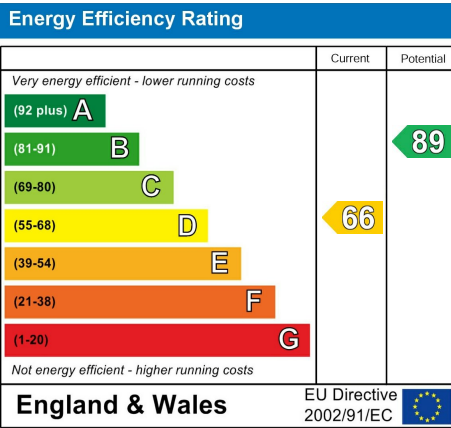
To the front and side, the end-of-terrace position provides additional outside space and greenery compared with many neighbouring homes, while the private driveway offers convenient off-road parking immediately beside the property.

With a double bedroom, private garden, its own driveway and an appealing end-of-terrace position, this is a particularly well-rounded one-bedroom home offering an excellent combination of indoor and outdoor space within Cambridge.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge and the surrounding areas.

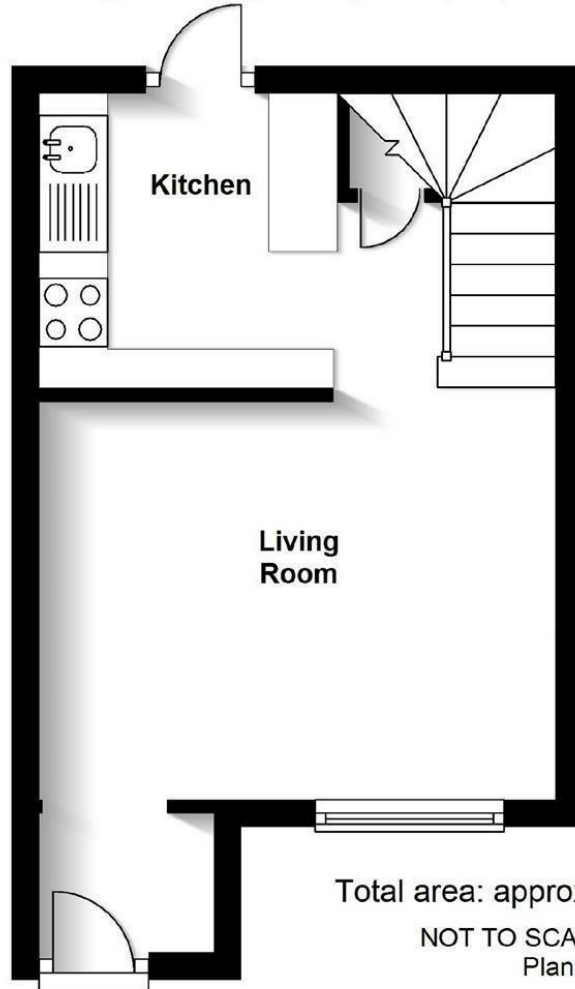
Agents notes

Council tax band: B  
Tenure: Freehold  
No onward chain



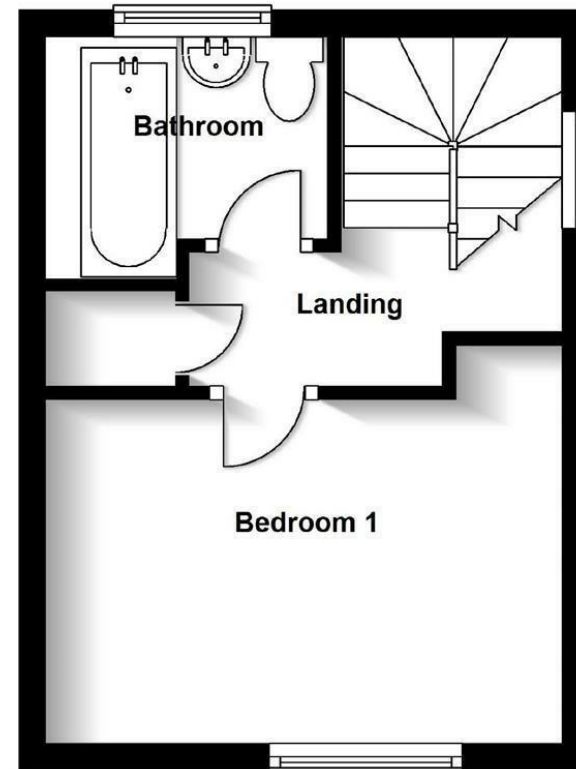
### Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



### First Floor

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 40.7 sq. metres (437.9 sq. feet)

NOT TO SCALE - For Guidance Purposes only  
Plan produced using PlanUp.

