



43 Crathern Way
Cambridge, CB4 2LZ

Guide price £350,000



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- No chain
- Large garage
- Overlooking green space
- Large living room
- Downstairs cloakroom and WC
- EPC rating C

A 3-bedroom terrace of about 900 sq. ft., presented in good order, offered with no chain, and with the benefit of parking and a garage.

The house is traffic-free at the front and overlooks a green space, with the convenience of parking and a garage located directly at the rear of the house. The Science Park is a 4-minute cycle ride and the A14 is within easy reach.

The property has been refurbished by the current owners and offers spacious family accommodation that includes a large living/dining room which has bi-fold doors to the garden, as well as a second glazed door to the garden and fitted shelving. The kitchen/breakfast room has base and eye-level units, wood-effect worktops, and space for appliances. The hallway is a good size and provides good storage





under the stairs, and a cloakroom with a WC.

On the first floor there are three bedrooms; two are doubles, the other a good single, and two bedrooms have built-in storage. The family bathroom has been refitted with a white suite and includes a shower over the bath, basin and WC; there is a towel rail, white wall tiling and wood-effect lino flooring; a built-in cupboard houses the boiler.

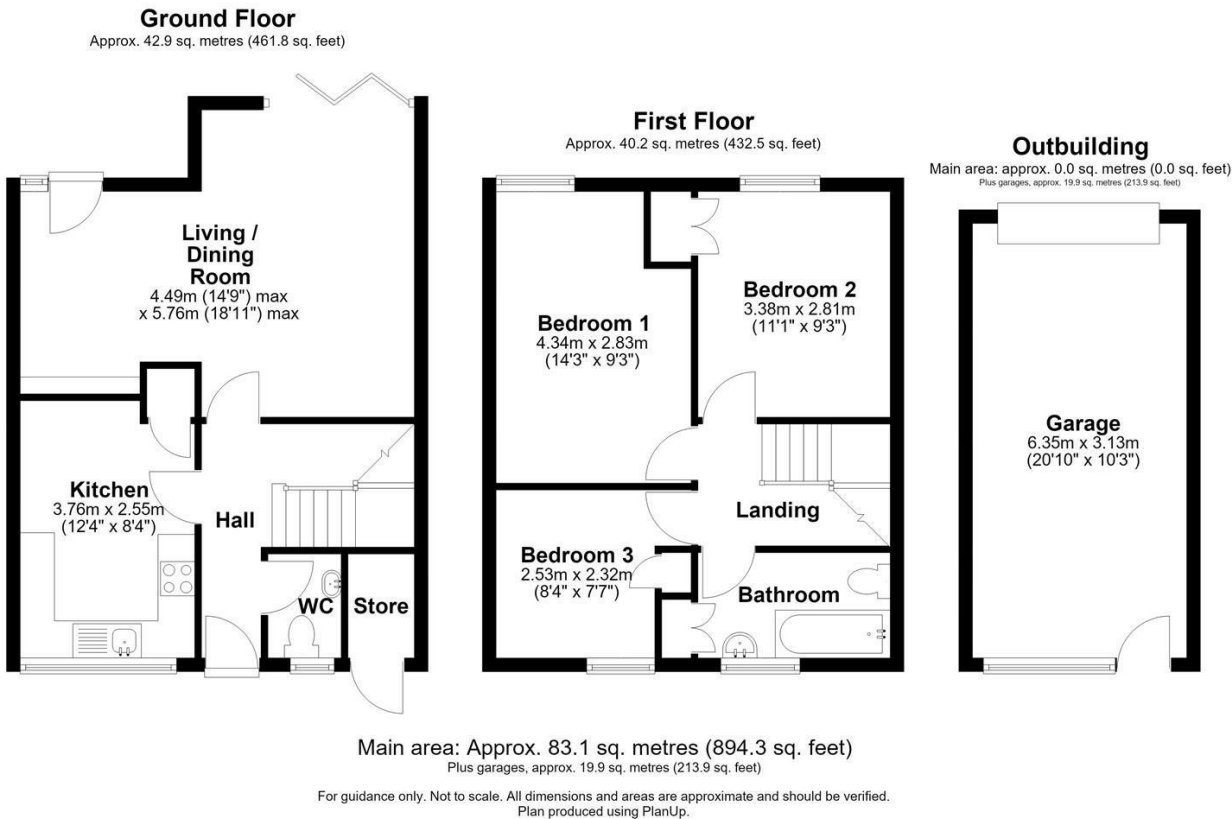
The house has double glazing and gas central heating.

At the front there is a low-maintenance garden, with space for bikes/bins, and a useful brick store.

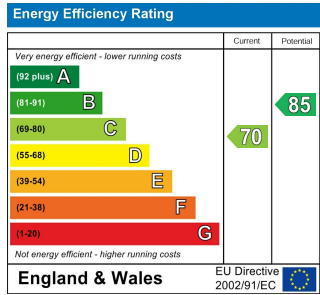
The rear garden is mainly lawn, with flower and shrub beds. The garden is enclosed by fencing at the end of the garden; there is a brick shed and a gate to the rear parking area, where there is private parking. The garage is an excellent size, has power connected, and a door to the garden.

What3words: ///vague.wells.glaze





Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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