GRAY TOYNBEE



13 Ward Road

Cambridge, CB1 3SY

Guide price £535,000

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Cambridge, CB1 3SY

- 934 sqft / 87 sqm
- Garage and driveway
- No chain
- East-facing garden
- Scope to extend further (STPP)
- Excellent local schooling

An extended 1950s house with a generous garden backing onto a children's play area, offering exciting scope to develop and available with the advantage of no onward chain.

This established 1950s semi-detached house enjoys a favourable position off Birdwood Road, a 10-minute cycle ride from Cambridge Station & less than 2 miles from the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

On the ground floor is an entrance hall with a Velux window, space for coats and footwear, coupled with access to a cloakroom W.C. There is an open-plan living dining room with a gas fire, built-in shelving and a dual aspect. The kitchen has been fitted with a basic range of units, has space/plumbing for appliances and a door to the private rear garden.

Upstairs are 3 bedrooms and a first-floor shower room which has been fitted with a white 3-piece suite. The landing provides access to a partially boarded loft.

Outside there is driveway parking & secure side access to a single garage with up-&-over door. The rear garden is well kept and mainly laid to lawn. There is also a greenhouse and useful timber shed, the whole is enclosed by fencing.















Ward Road is a well-regarded residential location set just off Birdwood Road. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital & the City Centre.

The green spaces of Cherry Hinton Hall Park, Coleridge recreation & Coldham's Common offer extensive parkland & play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli.

Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College & St Bede's Inter-Church School.

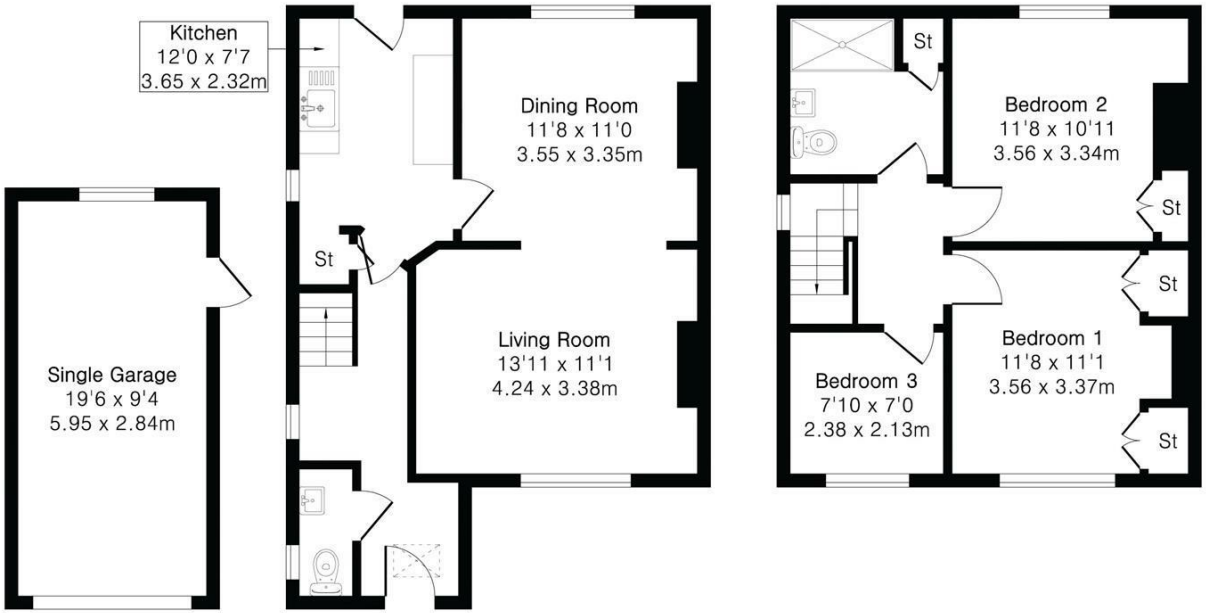
The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space & parking.

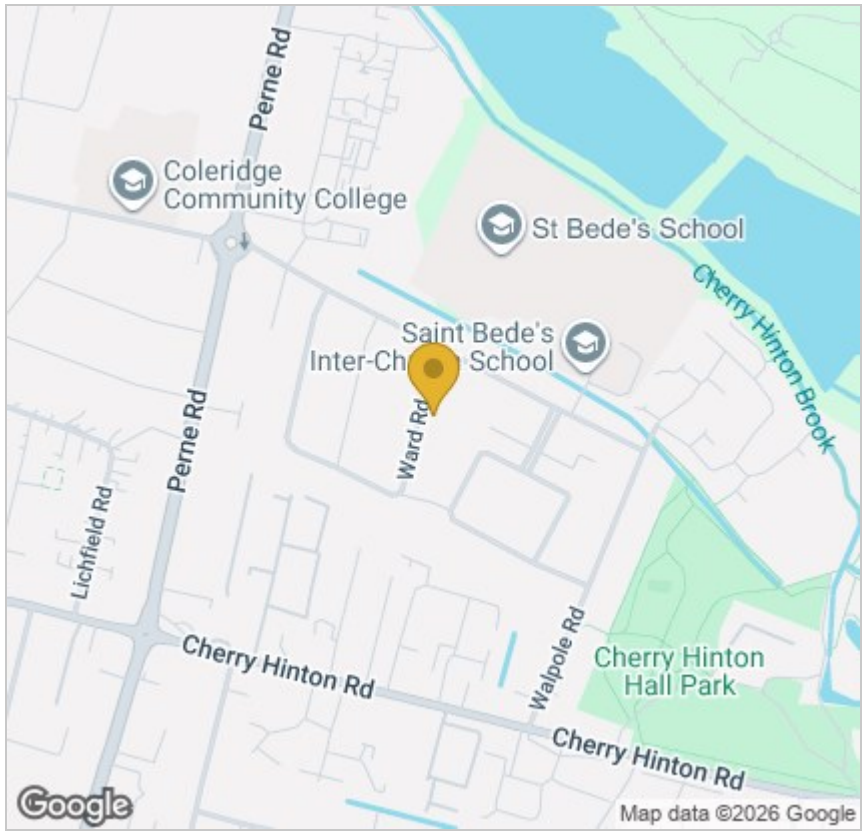




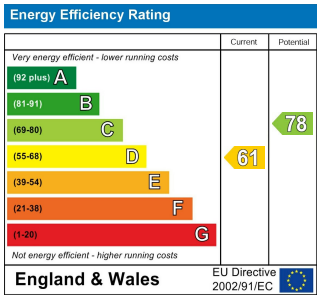
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Approximate Gross Internal Area 934 sq ft - 87 sq m
(Excluding Garage)
Ground Floor Area 491 sq ft – 46 sq m
First Floor Area 443 sq ft – 41 sq m
Garage Area 182 sq ft – 17 sq m





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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