

GRAY TOYNBEE

7A Thorpe Way

Cambridge, CB5 8UJ

Guide price £350,000

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- 760 sqft / 70 sqm
- 2 bed, 1 bath, 1 recep
- West-facing garden
- Large tandem driveway
- Excellent local amenities
- Refitted kitchen and bathroom







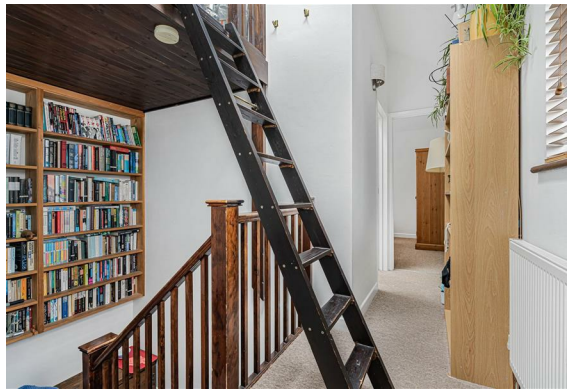
A much improved home with a large driveway and a west-facing garden, conveniently placed close to the A14, City Centre, and Cambridge North Station via the Chisholm Trail cycle path.

This exceptionally well cared for house was purchased by the owners in 2018 and benefits from an updated boiler, kitchen and bathroom, as well as windows, doors and brand new front door. The accommodation briefly comprises a kitchen / breakfast room with attractive flooring and various integrated appliances. The living room benefits from the afternoon sun and has a large sliding door to the rear garden.





On the first floor are two double bedrooms and the landing has access to a useful storage mezzanine. The refitted bathroom benefits from high ceilings and is complemented by attractive tiling.



Outside the front of the property has a tandem driveway. The established rear garden includes small ponds, fruit trees and mature shrubs. It is home to various wildlife over the year and well suited to alfresco dining during the warmer months.



Thorpe Way is positioned just off Ditton Lane and is ideally situated for access to Cambridge City Centre and the A14/M11 road networks. The property is a couple of miles from the city with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, as well as Rainbow Rocket climbing wall. The house is a stone's throw from a convenience store, excellent local butchers, fish & chip shop and an NHS Health Centre. It is also just a short walk from the historical village of Fen Ditton, which has 3 public houses, with The Plough having lovely views over the River Cam.

Cambridge North is just 1.1 miles from the property via the Chisolm Trail cycle path with direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the city centre.





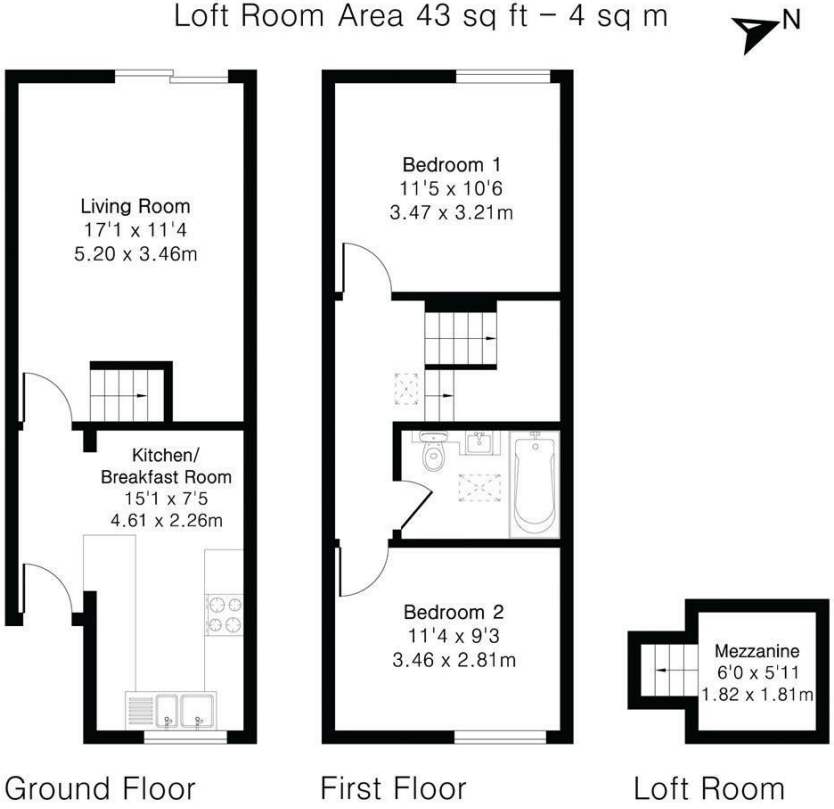
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Approximate Gross Internal Area 760 sq ft - 70 sq m

Ground Floor Area 347 sq ft – 32 sq m

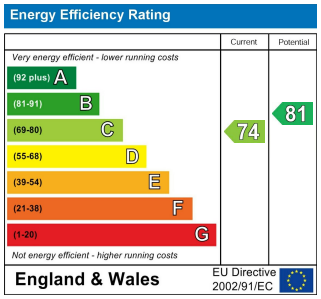
First Floor Area 370 sq ft – 34 sq m

Loft Room Area 43 sq ft – 4 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.

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