

GRAY TOYNBEE

2A Roseford Road

Cambridge, CB4 2HD

Guide price £610,000

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- No chain
- Wide plot
- 3 large bedrooms
- Garage

A spacious detached bungalow, with lots of potential, a garage and no chain, situated in a popular location with easy access to the A14, M11 and Cambridge North station. Also within the catchment area for well regarded schools.

This 1,245 sq.ft detached bungalow has three double bedrooms, and is situated on a wide, attractive plot.

There is a good-sized reception hall with extensive built-in storage. The living room has a dual aspect and overlooks the rear garden. The kitchen/dining room is well fitted with base and eye-level storage, ceramic floor tiling and space for appliances. beyond the kitchen is a large utility room which could be used as a breakfast or dining room, and it has double doors to the garden.

There are three bedrooms, all of which are good-sized doubles. The family bathroom is spacious and has a bath and separate shower, basin and WC. There is also a cloakroom and WC.















The house has double glazing, electric panel heaters and an electric underfloor heating system. There is a gas connection to the property.

The property occupies a broad plot with good road frontage, and there is a driveway for parking and access to the garage.

Gated side access leads to the manageable rear garden, which is mainly lawn, and has a patio area. There is a timber shed, and the garden is enclosed.

What3words: ///stiff.awards.yards

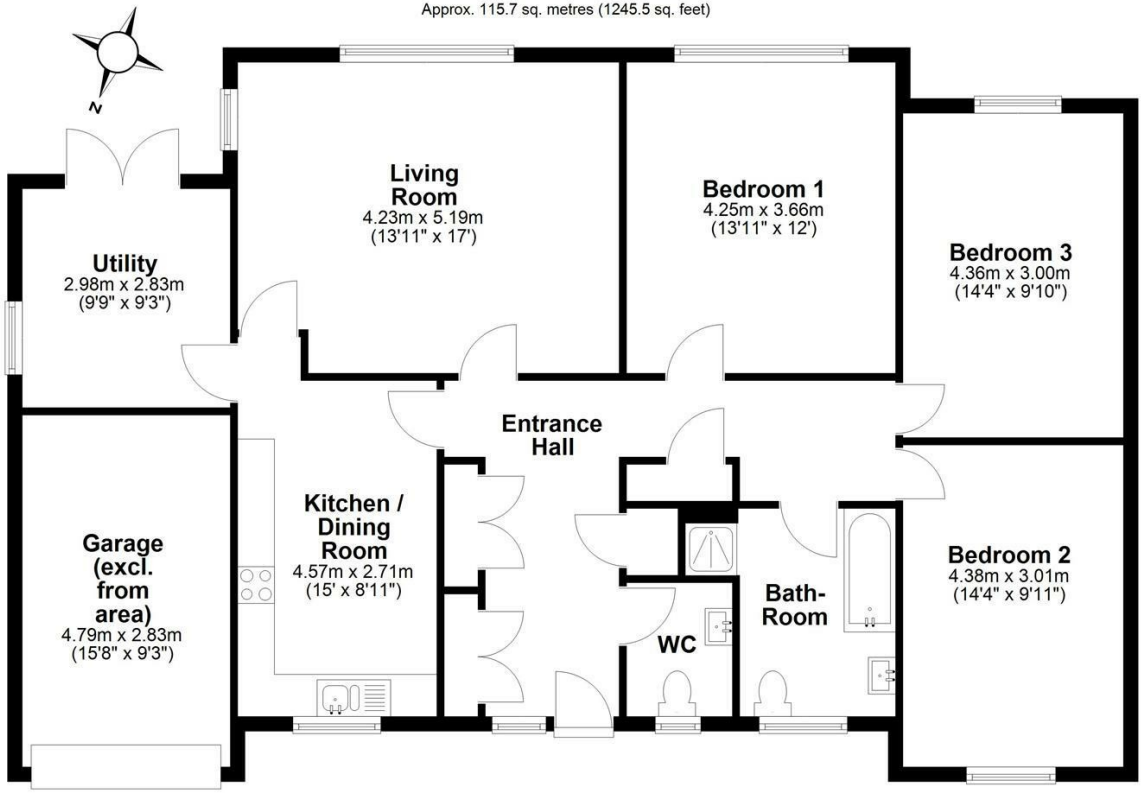




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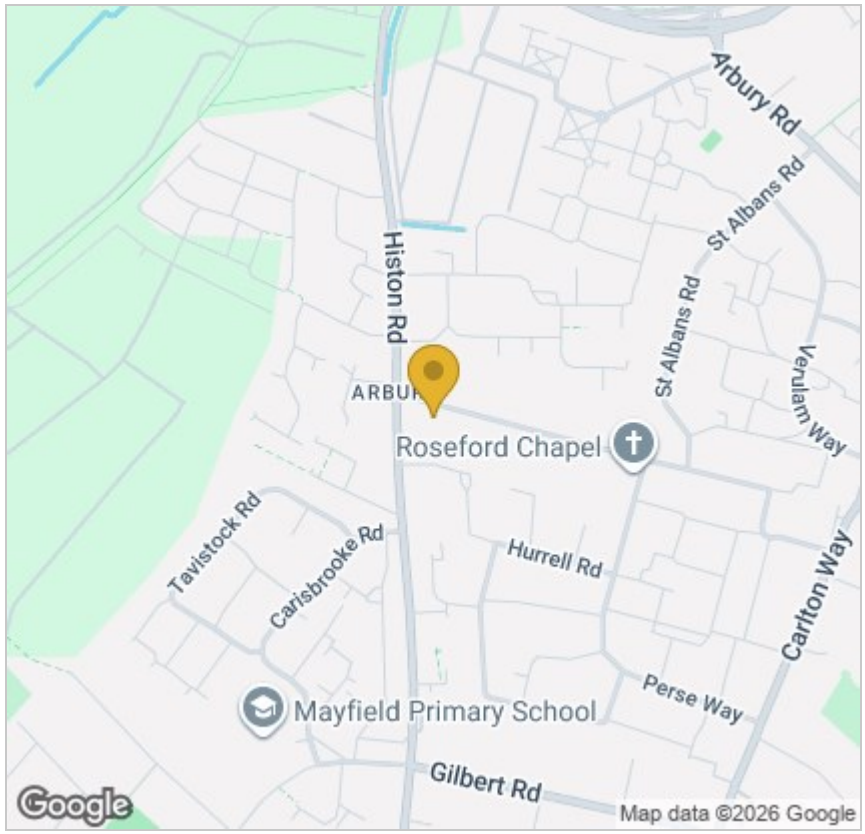
Floor Plan

Approx. 115.7 sq. metres (1245.5 sq. feet)

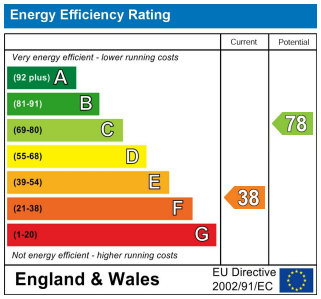


Total area: approx. 115.7 sq. metres (1245.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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