



49 Mill End Road
Cherry Hinton, CB1 9JW

Guide price £475,000



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- 4 bed, 3 recep, 2.5 bath
- No onward chain
- Excellent location
- Off-road parking and garden
- EPC: C

A versatile house of 1305 sqft / 121 sqm, enjoying a non-estate position close to the heart of Cherry Hinton. The property comes with off road parking, a south-west facing garden and no chain.

This conveniently located semi-detached house offers huge potential to update and improve into a lovely family home.

The property is set back from the road behind parking for several cars. Upon entering the property there is a small porch and a cloakroom. The excellent sized living room has lots of natural light thanks to the large front windows. From the sitting room are two additional living spaces, one of which has an ensuite shower room and could therefore be utilised as an additional bedroom.

The kitchen is a large space and with some thought and redesign one could make use of the dining area to create a modern and





open area. Upstairs there are four double bedrooms, one with its own shower, and the family bathroom.

At the rear of the property is a good sized garden laid mostly to lawn but with mature trees and shrubs to the borders. There is side access to the parking at the front of the property.

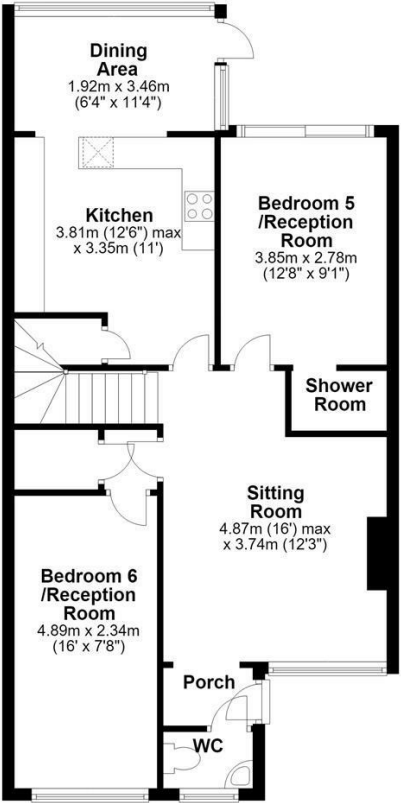
Cherry Hinton is a hugely desirable location with excellent local amenities including a variety of shops, cafes and restaurants as well as a doctors surgery and dentist. Addenbrookes Hospital is easily accessible as are the major employers based in the south side of the city and the new Cambridge South train station.

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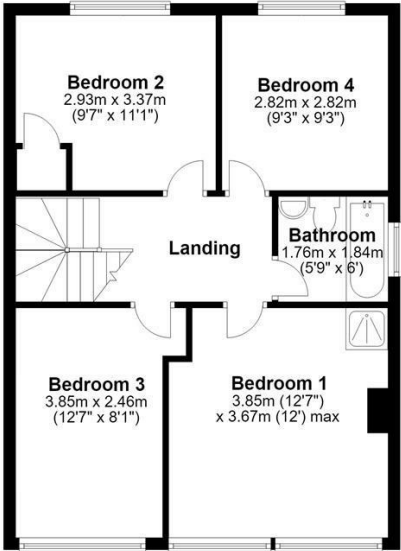
Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



First Floor

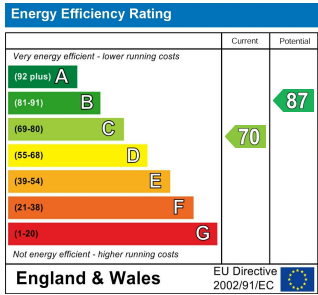
Approx. 54.3 sq. metres (584.5 sq. feet)



Total area: approx. 124.4 sq. metres (1338.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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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