

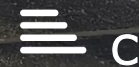


GRAY
TOYNBEE



27 Valerian Court
Cambridge, CB1 9YP

Guide price £320,000



27 Valerian Court

Cambridge, CB1 9YP

- No onward chain
- 2 allocated parking spaces
- EPC - C / 70
- Close to Arm Ltd & Addenbrooke's

An improved end-of-terrace house with a garden & parking for 2 vehicles, enjoying a cul-de-sac position just a few minutes' walk from the local Superstore, available with NO CHAIN.

This recently redecorated 1990's house enjoys a most convenient location just 3 miles east of the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The house is gas central heated, benefits from new patio doors, carpets, paintwork & a private rear garden measuring 12.49m (41') x 3.96m (13').

The accommodation briefly comprises an entrance hall with understairs storage & stairs to the first floor. The kitchen has been fitted with a basic range of units & has various freestanding appliances including a fridge/freezer, washing machine & oven. The living/dining room is generous in size & has doors to the garden.

Upstairs are 2 bedrooms, bedroom 2 with a built-in overstairs storage cupboard. The bathroom has been fitted with a 3-piece-suite & has a shower over the bath.

Outside, there is allocated parking for 2 vehicles & an open-plan front garden. The enclosed rear garden has





a block paved patio, there is a storage shed at the foot of the garden & a secure gate leading onto Teasel Way.

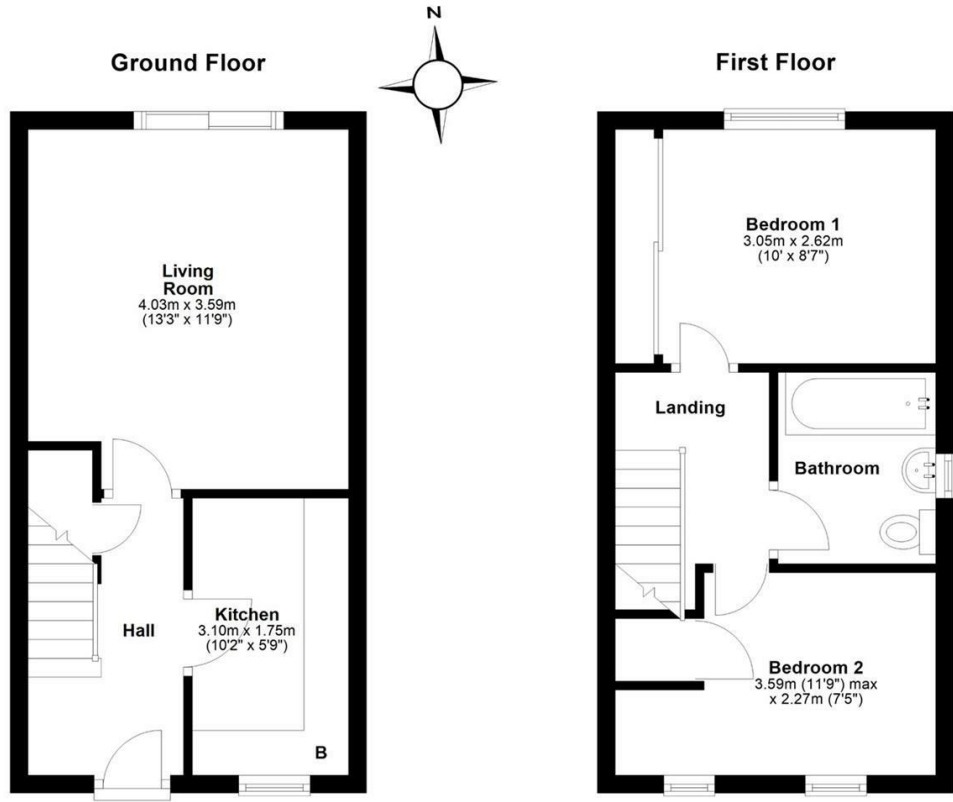
Valerian Court forms part of a popular development conveniently situated within easy reach of a wealth of local amenities. The property is just 0.8 miles from Arm Headquarters & 2.5 miles from Addenbrooke's & the Biomedical Campus.

Cherry Hinton itself is a thriving, sought-after suburb, incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities.

There is a major Tesco Superstore located off Yarrow Road, just a few minute's walk from the property.

There are two primary schools which feed into The Netherhall Secondary School.

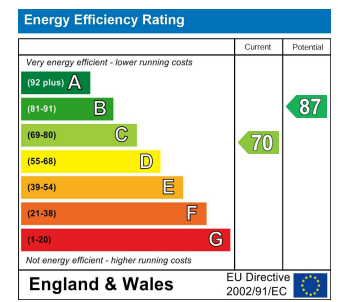




Approx. gross internal floor area 52 sqm (560 sqft)



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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com