



30 TOPHAM WAY, CAMBRIDGE, CB4 3RA
Asking Price £370,000

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An extended and spacious three-bedroom terraced family home in a popular North City Location with off road parking and no upward chain.



Topham Way is located in the north of the city and is accessed via Gilbert Road and Carlton Way, some 1 ½ miles from the city centre. There is a range of local facilities and amenities with regular public transport links and nearby Primary and Secondary schools. The A14, Cambridge North Railway Station and Science Park are all within striking distance of this convenient residential location.

- Terraced Family Home
- Three Bedrooms
- Two Shower Rooms
- Sitting Room
- Open Plan Kitchen/Diner
- Gas Central Heating
- Enclosed Garden
- Off Road Parking
- No Chain

Location

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Ground Floor Accommodation

There is a welcoming Entrance Hall with stairs leading to the first floor. Radiator. Opaque double-glazed window to front aspect. Doors to: - Sitting Room with double glazed window to front aspect. Radiator and Fireplace. Open Plan Kitchen/Diner comprising of a range of base units with timber work tops over. Stainless steel sink unit with plumbing for washing machine. Wood flooring. Glazed door leading outside. Cupboard housing the gas boiler. Velux window. Double glazed window to rear aspect. Radiator. Built in cupboards. Door to: - Shower Room comprising of a close coupled W.C. Wall mounted wash hand basin. Shower cubicle. Heated towel rail. Velux window. Glazed door leading out to the garden.

First Floor Accommodation

There is a landing with loft access and doors leading to: - Three good size bedrooms, two

doubles and a generous single. Shower Room comprising of a close coupled W.C. Wall mounted wash hand basin. Shower cubicle. Two opaque double-glazed windows to rear aspect. Heated towel rail. Velux window.

Outside

There is a brick block driveway proving off road parking for two cars with shrubs and borders surround. Access through a passageway leading in turn to the rear garden. There is an enclosed rear garden with a large patio area where there is a brick built shed leading to a well-stocked mature area of trees, shrubs and borders.

Agents Notes

Tenure: - Freehold

Local Authority: - Cambridge City Council (Tax Band "C")

Services: - Mains Gas. Mains Electric. Mains Water.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

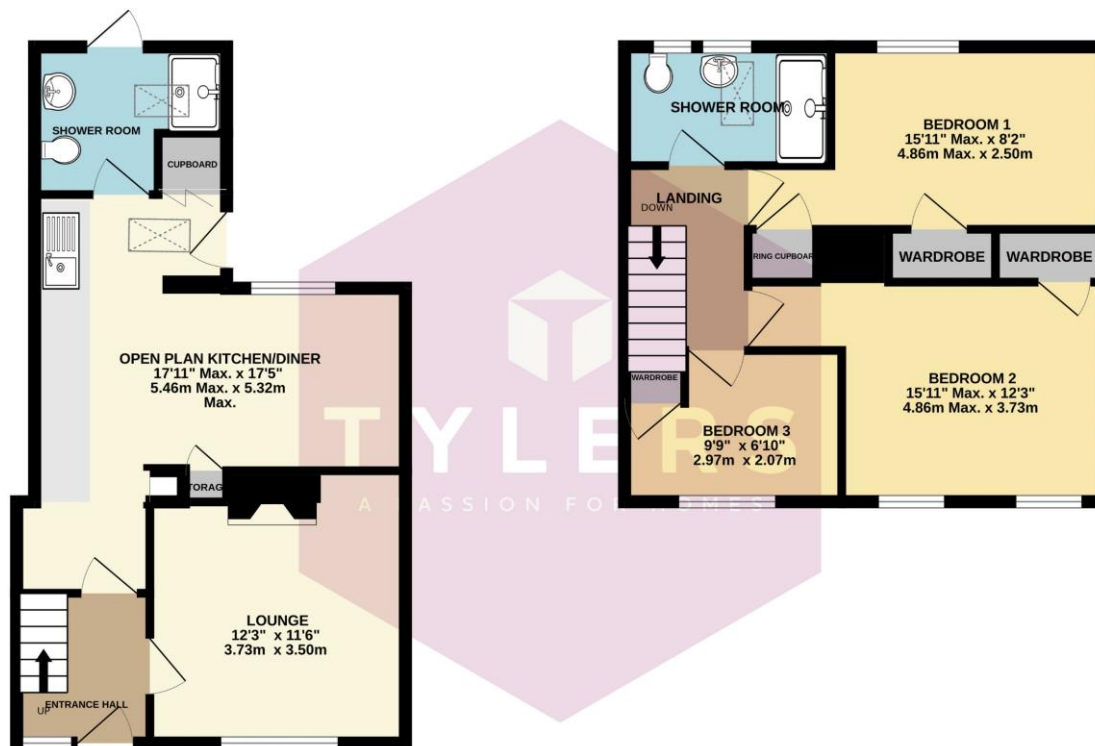
Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

hello@tylers.net | **TYLERS.NET**

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

