



83 Gunhild Way, Cambridge, CB1 8QY
Offers In Excess Of £500,000 Freehold



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01223 323130

AN EXTENDED, UPDATED AND SIGNIFICANTLY IMPROVED, 3-BEDROOM SEMI-DETACHED HOME WITH A STUNNING, LONG REAR GARDEN, OCCUPYING A VERY CONVENIENT LOCATION TO THE SOUTHEAST OF THE CITY CENTRE AND BEING SOLD WITH NO ONWARD CHAIN.

- 105 sqm / 1125 sqft
- 3 bedrooms, 2/3 receptions, 1.5 bathrooms
- Modern, stylishly refitted kitchen
- Off-road driveway parking
- No onward chain
- Extended 3-bedroom semi-detached home
- Updated and improved
- Sizeable, landscaped rear garden
- Plot size: approx 0.09 acres
- Excellent location close to Cambridge railway station

This excellent family home is beautifully presented and enjoys a pleasant position to the southeast of the city centre, within easy reach of Addenbrooke's Hospital. The property has been extended and updated by the current owners to create a spacious family home, which benefits from a delightful, generously sized rear garden.

The entrance hall has access to a cloakroom with a WC, stairs to the first floor and leads through to the living room, which is extended to the front and includes a gas fire with a marble hearth. Recently refitted, the kitchen dining room has a range of contemporary grey units with white worktops, a large pantry cupboard housing the combination boiler and a window overlooking the rear garden. There are a range of integrated appliances including a fridge/freezer, an electric oven, an induction hob with extractor hood over and a dishwasher. Off the kitchen, there is a conservatory, which has pleasant views of the garden.

On the first floor, the landing has a storage cupboard, hatch to the loft space and a window to the side aspect. There are three bedrooms, two of which are generous doubles in size. The stylish family bathroom is mainly tiled and fitted with a three-piece suite including a panelled bath with a mains shower over, combined unit with a wash basin and a WC, and a heated towel rail.

Outside, the property is set back from the road behind a gravel driveway, providing off-road parking for at least two vehicles. Gated side access leads to the delightful, well-tended and mature rear garden, which is fully enclosed and extends to approximately 35m in length. It is predominantly laid to lawn, with patio seating areas, timber sheds and established border,s which are very well stocked with a variety of trees and shrubs,

Agent's Note

We understand the original property is concrete construction. For any further information or mortgage advice, please contact our office.

Location

Gunhild Way is situated off Wulfstan Way, which forms part of a convenient and popular residential area about 3 miles south-east of Cambridge city centre, and is close to an excellent range of shops and other facilities on Wulfstan Way and Cherry Hinton Road. Cherry Hinton, a sought-after suburb, is a short distance away. It is incredibly well served with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

Primary schooling is available at Queen Edith's with secondary schooling at Netherhall, independent schools for all age groups and Hills Road and Long Road Sixth Form Colleges are all within easy reach. It is also well placed for Addenbrooke's Hospital, Arm Ltd, Cambridge railway station and Cherry Hinton Hall, a delightful green park with children's play facilities.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage. Heating is gas-fired to radiators and underfloor.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

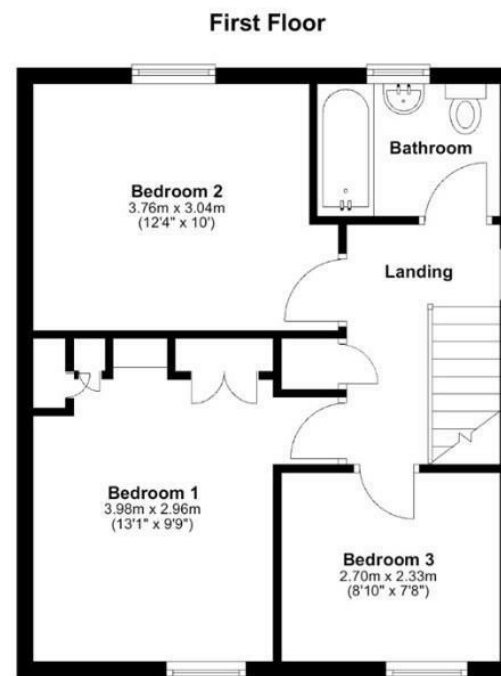
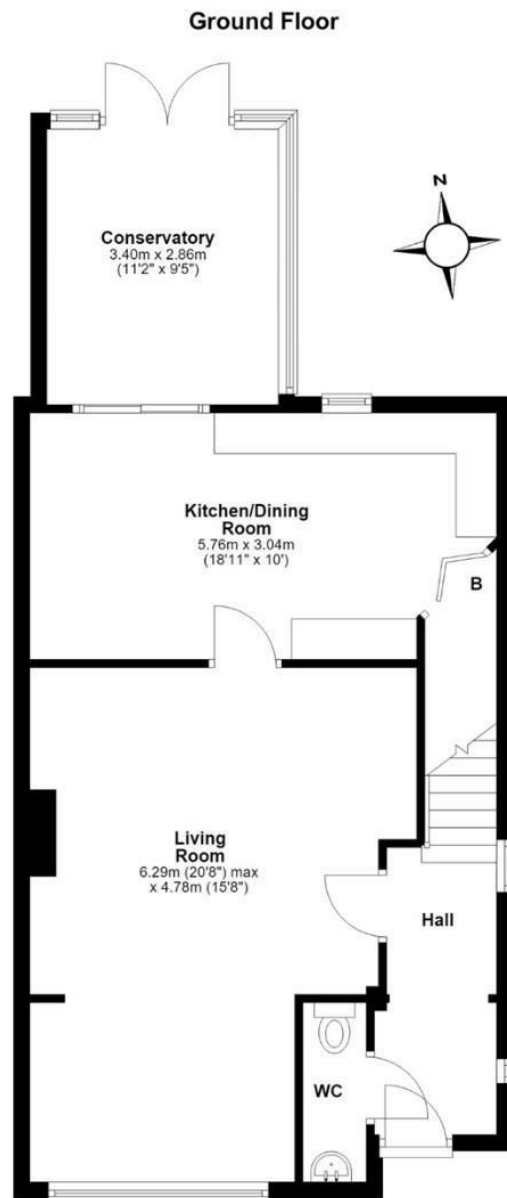
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 105 sqm (1125 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



