



7 Mander Way
Cambridge, CB1 7SF

Guide price £485,000



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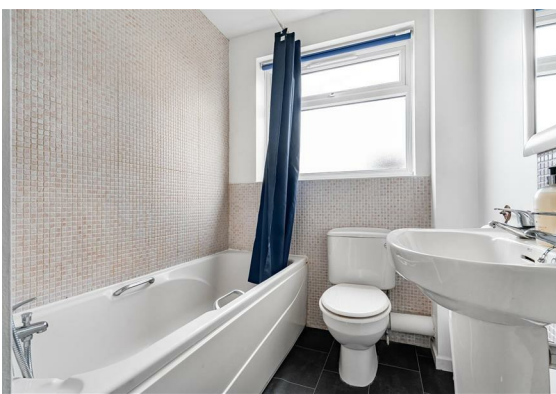
- No onward chain
- 3 bedroom semi-detached house
- Driveway parking for one car, plus additional off-road parking for small car
- West-facing garden
- Cul-de-sac
- 786 sqft / 73 sqm

A versatile home with driveway parking and a ground floor bedroom, benefitting from a quiet cul-de-sac position and a private west-facing garden, available with no onward chain.

This well-proportioned semi-detached home was built in 1995 and enjoys a peaceful, near central position in CB1, close to Addenbrooke's and ARM Headquarters.

An entrance hall has access to a cloakroom W.C. and a generous living/dining room with stairs to the first floor. The garage has been converted into a ground floor bedroom and offers versatility to suit individual purchaser's needs. Completing the ground floor accommodation is a kitchen/breakfast room with a sliding door to the rear garden and a range of matching base and eye-level units; there are various appliances included within the sale.

Upstairs are 2 further double bedrooms, one with fitted wardrobe and a family bathroom, which has been fitted with a 3-piece suite. The landing benefits from an airing cupboard with radiator and provides access to a fully boarded loft with light and window, offering excellent additional storage and potential for conversion, subject to the necessary consents.





Outside, the house is set back behind a driveway and shingled open-plan garden with a secure side door to the west-facing garden which is predominantly paved for ease of maintenance and has a storage shed, the whole is enclosed by fencing.

Mander Way is a peaceful cul-de-sac located in the heart of CB1, which provides a wonderful community feel. No.7 sits on a private plot, just a short walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland & play areas.

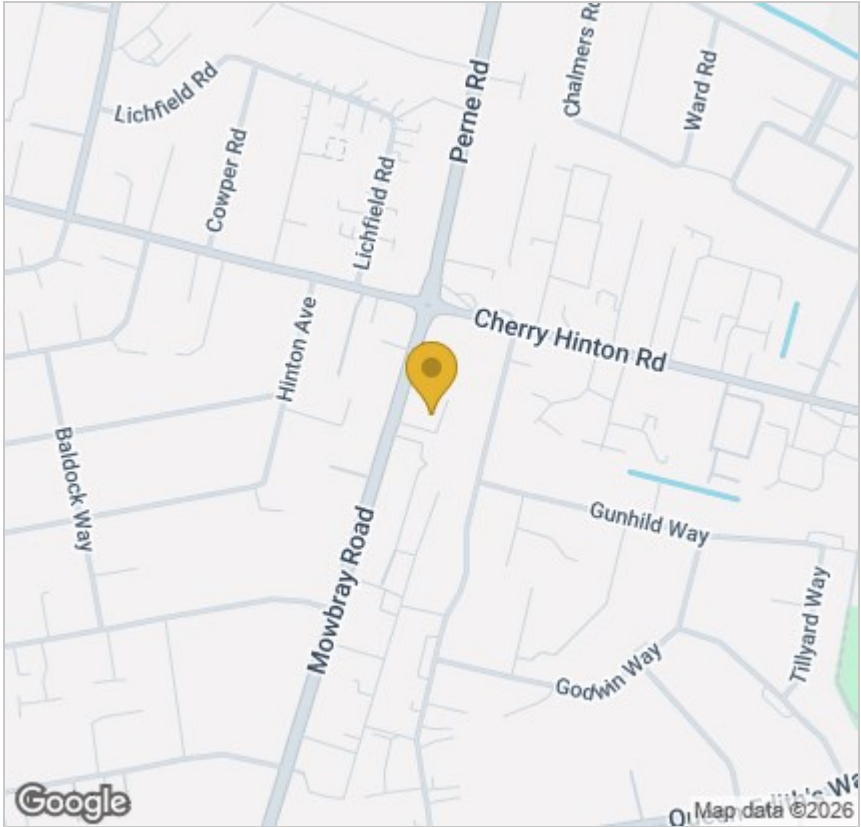
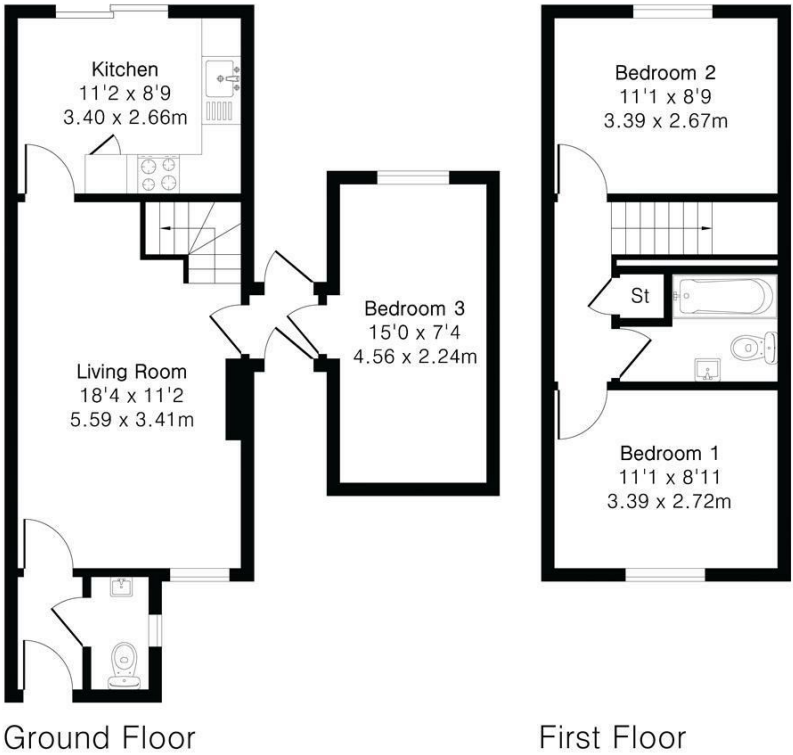
It is exceptionally well located for access into Addenbrooke's & associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents & Balzano's deli. No.7 is just 2 miles from the city centre with its combination of ancient & modern buildings, winding lanes & wide range of shopping facilities.



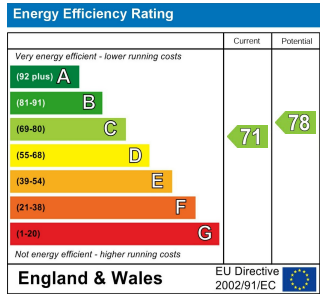
Approximate Gross Internal Area 786 sq ft - 73 sq m

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 312 sq ft – 29 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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