



**Radcliffe & Rust**  
Residential sales & lettings

**11 Gunhild Close, Cambridge CB1 8RD**  
**Guide Price £435,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious three-bedroom semi-detached property on the southeast side of Cambridge city, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport. Gunhild Way is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore on the other side of Cherry Hinton. And schools? Gunhild Way is in the catchment area for Queen Emma Primary School and Queen Edith Primary School (both less than a mile away); children over 11 usually attend secondary school at nearby Netherhall Secondary School. The latter ranking as 'good' in its most recent Ofsted report.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this well-proportioned three bedroom semi-detached property, located in the popular and established residential area of Gunhild Close, Cambridge. Offering balanced accommodation across two floors, the property benefits from a generous rear garden, driveway parking and excellent potential for a new owner to personalise and enhance.

The property is approached via a paved driveway providing off-street parking, with a pathway leading to the front door. Upon entering, you are welcomed into the entrance hall which provides access to the principal ground floor rooms and the staircase leading to the first floor.

The living room is positioned at the front of the property and is a bright and spacious reception room. A large window overlooks the front aspect, allowing plenty of natural light to fill the space. This room offers ample space for a range of living room furniture and features a focal fireplace, creating a comfortable and inviting setting for everyday living.

To the rear of the property is the kitchen dining room. This practical and well-sized space overlooks the rear garden and provides plenty of room for both food preparation and dining. The kitchen is fitted with a range of wall and base units, work surfaces, sink with drainer and space for freestanding appliances. There is ample room for a dining table, making this an ideal space for family meals or entertaining. A door leads through to the utility room.

The utility room offers valuable additional storage and workspace, with further units, space for appliances, and direct access to the rear garden — a particularly useful feature for busy households.

On the first floor, the property offers three bedrooms and a family bathroom. The main bedroom is a generous double room located at

the front of the property, with ample space for a double bed and additional furniture. Bedroom two is also a well-proportioned double room, overlooking the rear garden and offering a pleasant outlook. The third bedroom is a good-sized single room, ideal for use as a child's bedroom, home office or dressing room.

The family bathroom is fitted with a bath and hand wash basin and benefits from a frosted window providing natural light while maintaining privacy. There is also a separate W.C. located next to the bathroom, which can easily be knocked through to make a more spacious all in one family bathroom.

Externally, the rear garden is a particularly attractive feature of the property. Generous in size, it is mainly laid to lawn with a paved patio area directly outside the rear of the house, providing an ideal space for outdoor seating and dining. The garden is bordered by mature hedging and fencing, offering a good degree of privacy, and includes a garden shed for additional storage. The space offers excellent potential for landscaping or extension, subject to the necessary permissions.

Gunhild Close is conveniently located for access to local amenities, schools, green spaces and transport links, with Cambridge city centre easily reachable.

Please call us on 01223 307898 to arrange a viewing and for all of your residential sales and lettings requirements in Cambridge and the surrounding areas.

#### Agent Notes

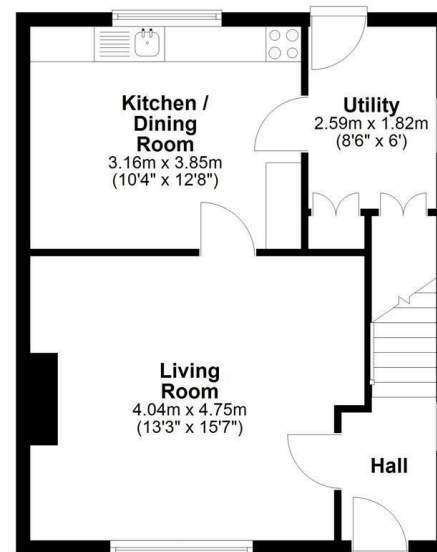
Tenure: Freehold  
Chain details: No onward chain  
Council tax: Band C





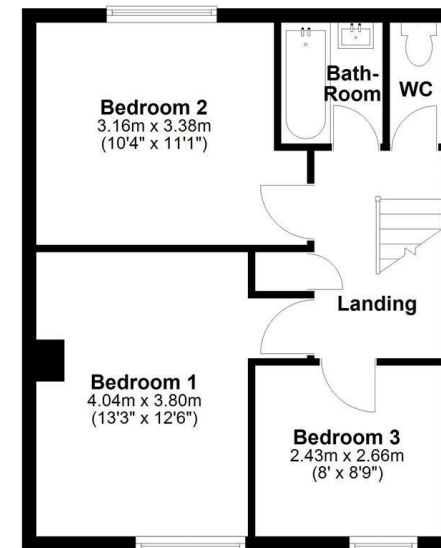
### Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 84.2 sq. metres (906.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

