


# 91 Minerva Way

Cambridge, CB4 2TY

**Guide price £325,000**

3 1 1 C

# 91 Minerva Way

Cambridge, CB4 2TY

- No chain
- Good size three bedroom
- Cloakroom
- EPC rating C

A three-bedroom family house of over 900 sq. ft, with good-sized bedrooms, a ground-floor cloakroom, garden and no chain.

This modern terrace house does require some general updating, but offers space and scope to create a fantastic, well-proportioned home close to local amenities and the Science Park.

There is a good-sized living room which has a dual aspect including doors to the garden, and wood effect flooring. The kitchen has been re-fitted and includes base and eye-level storage, worktops, and space for appliances; there is also a door to the garden. There is a spacious hallway with built-in storage and a cloakroom with a WC.

On the first floor, there are three good-sized bedrooms, all of which have built-in wardrobes; the family bathroom has a corner bath with a shower over, basin, and WC,

The house has double glazing and gas central heating.















At the front there is a small garden. The rear garden is low-maintenance; there is a pergola adjoining the rear of the house. The garden is enclosed by fencing and benefits from a brick storage shed, a timber shed, and a pedestrian gate to the car parking area at the rear.

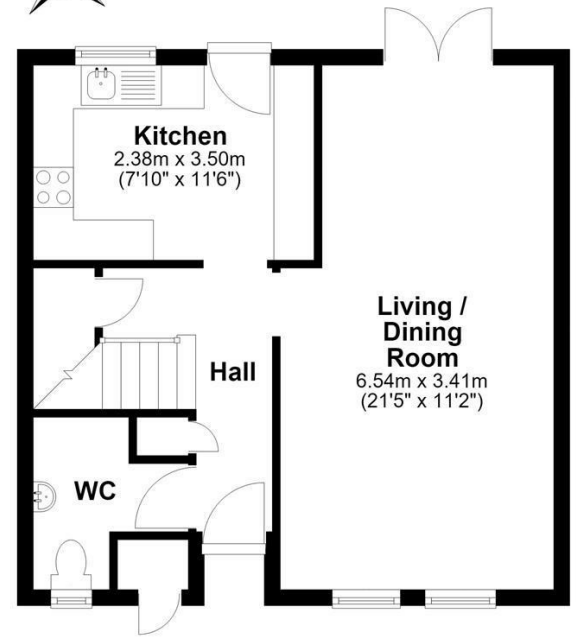
What3words: ///cheer.fame.later



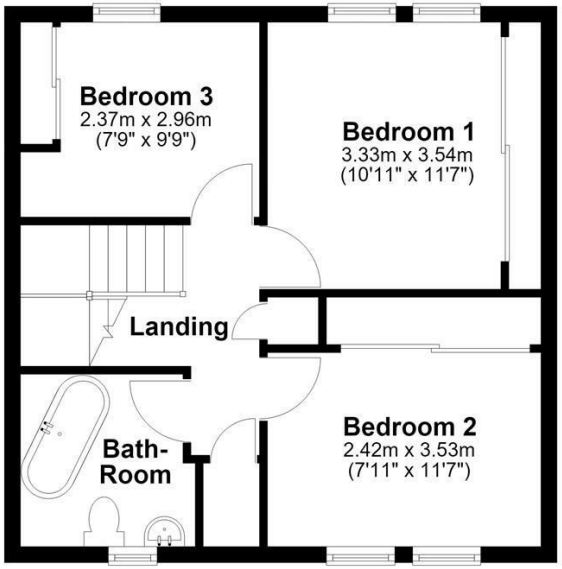


GRAY TOYNBEE

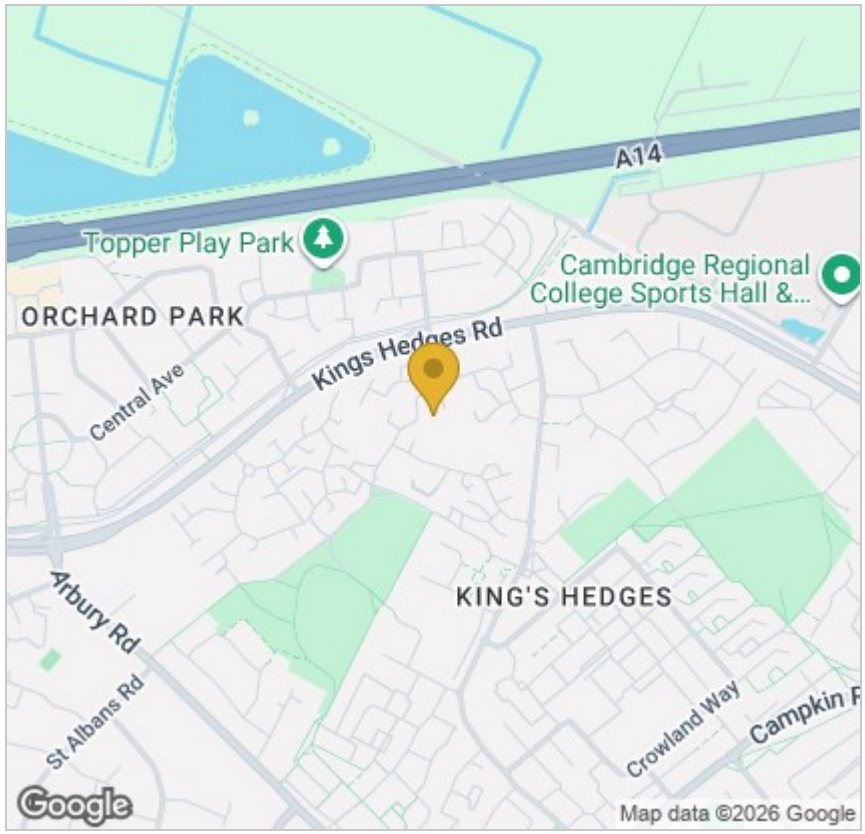
## Ground Floor
Approx. 41.4 sq. metres (446.1 sq. feet)



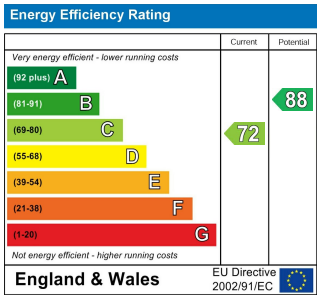

## First Floor
Approx. 42.9 sq. metres (462.2 sq. feet)




Total area: approx. 84.4 sq. metres (908.3 sq. feet)




## 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