



55 The Westering, Cambridge

3 2 2 D



Guide Price £425,000 Freehold

About the Property

The Westering is a traditional street of 1930's built semi-detached homes which is located on the eastern fringe of the city. The location allows for convenient access to the A14, and the Cambridge north railway station is less than 2 miles away using the Chisolm trail. The city centre, Addenbrookes hospital biomedical campus and Milton Road science/business parks are all within easy reach and there are numerous shops and supermarkets nearby.

The property is an extended semi-detached house with an enlarged kitchen/breakfast room and additional shower room. There are double glazed windows and doors as well as a gas fired radiator central heating system.

The entrance door leads to a spacious hallway with stairs to the first floor and a built in cupboard. A three piece shower room leads off the hallway.

The front sitting room has a bay window to the front and feature fireplace.

The separate dining room has sliding patio doors to the garden.

The kitchen/breakfast room has been extended to provide a range of wall and base units and work surfaces with an integrated electric oven and gas hob, plumbing for washing machine and plumbing for dishwasher.

There are dual aspect windows in addition to a door to the garden.

The first floor landing has a loft hatch and cupboard housing the gas fired boiler.

The principal bedroom is a double room with bay window to the front.

Bedroom two is another double room with bay window.

There is a third room / box room at the back which could make an ideal nursery or office.

The three piece bathroom has a shower over the bath and part tiled walls.

Outside - There is a gravelled frontage providing off street parking for two cars.

The enclosed rear garden has lawned and paved areas with planting and outside lighting.

Property Highlights

- Extended Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Kitchen/Breakfast Room
- Long Garden
- No Upward Chain
- Double Glazing
- Gas Radiator Heating
- Driveway Parking

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	 65	 85
(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		EU Directive 2002/91/EC

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