



**ANTONY
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GLADSTONE WAY, CAMBRIDGE

GUIDE PRICE £550,000 Freehold

SOLD

Antony Davis Estate Agents are delighted to offer this 4-bedroom detached home located in a desirable cul-de-sac close to all amenities in Cherry Hinton. This would make an ideal family home and benefits from its well positioned location, on the south side of Cambridge.

- Detached Property
- Conservatory
- Dining Room
- South Facing Garden
- Utility Room
- Popular Cambridge Location
- 1238 sqft
- Private Walled Garden

Full Description:

This 1960's property offers spacious living accommodation throughout, and also benefits from having private off-street parking with integral garage and an electric roller door, 4 good size bedrooms, fabulous large dining room and a conservatory.

As you enter the property through the useful porch, there is a storage cupboard and access to the integral garage. WC on the immediate left with stairs on your right leading to first floor, kitchen on your right and hallway leading to the lounge. The lounge leads into the conservatory and with French doors leading to the large dining room.

Lounge

14'9 x 10'10 (4.5m x 3.3m)

Leading to conservatory through French doors, and French doors on your right leading to:

Dining Room

14'3 x 11'10 (4.4m x 3.6m)

Window to rear aspect, parquet flooring.

Doorway leading to large utility area, with understairs cupboard and doors to kitchen.

Kitchen/Breakfast Room

14'5 x 9'8 (4.4m x 3.0m)

Window to front aspect, good selection of workspace with tiled splashbacks, range of floor and wall units.

First floor.

Landing with loft hatch.

Bedroom 1

13'7 x 10'10 (4.2m x 3.3m)

Window to front aspect, fitted wardrobes.

Bedroom 2

13'7 x 9'8 (4.2m x 3.0m) Window to front aspect, fitted wardrobes

Bedroom 3

11'6 x 7'7 (3.5 x 2.3m)

Window to rear aspect

Bedroom 4

9'10 x 7'5 (3.0m x 2.3m)

Window to rear aspect

Bathroom

Window to rear aspect, tiled walls, towel rail, low level WC, pedestal wash basin, bath with shower over. Large airing cupboard

Outside

As you enter this property via the elevated private driveway with mature shrubs, there is parking for 3 vehicles. To the right there is a gate that leads to the rear courtyard style garden which is paved. This space is a private walled garden.

Cherry Hinton, Cambridge

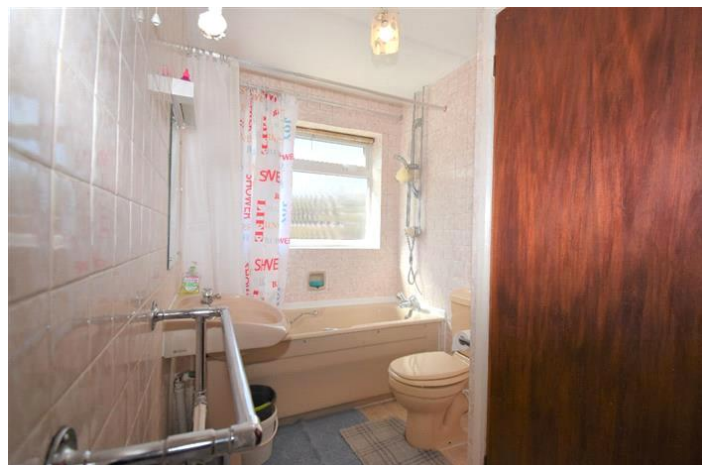
Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Council Tax Band: E (Cambridge City Council)

Tenure: Freehold

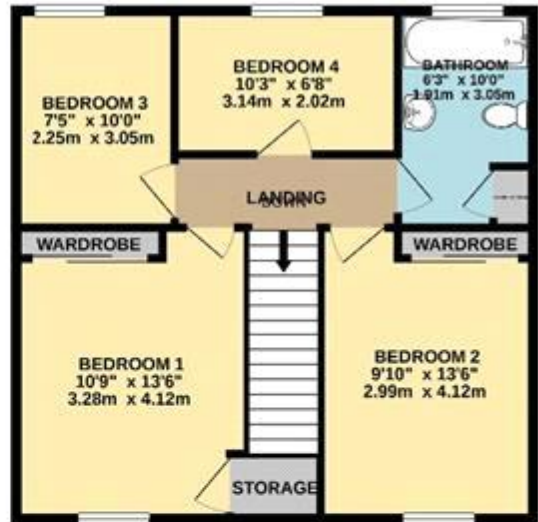


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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be regarded as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.