



## JAMES NURSE CLOSE, CAMBRIDGE



**Offers Over: £395,000**

This is a well positioned 2 bedroom semi-detached bungalow in the popular location of Cherry Hinton. This property is immaculately presented throughout and is available with no onward chain.



### Features

- ✓ No Onward Chain
  - ✓ Off-Street Parking
  - ✓ Garage
  - ✓ Conservatory
  - ✓ Cul-de-Sac
  - ✓ Close to Amenities
- Location

**ANTONY DAVIS**

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH













## NEW LISTING

Antony Davis are pleased to offer this 2-bedroom semi-detached bungalow in the popular location of Cherry Hinton. The property is conveniently located to amenities and the city centre.

The bungalow is immaculately presented throughout and is available with no onward chain.

As you enter, there is a covered porch, which takes you to the hallway with Kitchen on the left:

**Kitchen:** 8'0 x 8'0 (2.45m x 2.45) Good range of wall and base units with window to front aspect.

**Lounge/Dining Room:** 18'1 x 10'10 (5.50m x 3.30m) Great room with window to rear aspect and doors leading to the conservatory.

**Conservatory:** 10'6 x 10'6 (3.20m x 3.20m) Great additional living space with French doors leading to the rear garden.

**Bedroom 1:** 9'10 x 9'6 (3.00m x 2.90m) Double Bedroom with fitted wardrobes, window to front aspect.

**Bedroom 2:** 9'6 x 8'0 (2.90m x 2.45m) Double Bedroom with window to front aspect.

Shower Room: Good size bathroom comprising walk-in shower, WC and wash basin.

## Outside

To the front of the property, there is parking for a couple of vehicles with a single garage and a low maintenance front garden.

There is a side gate that takes you to the west facing rear garden which is low maintenance with some planting.

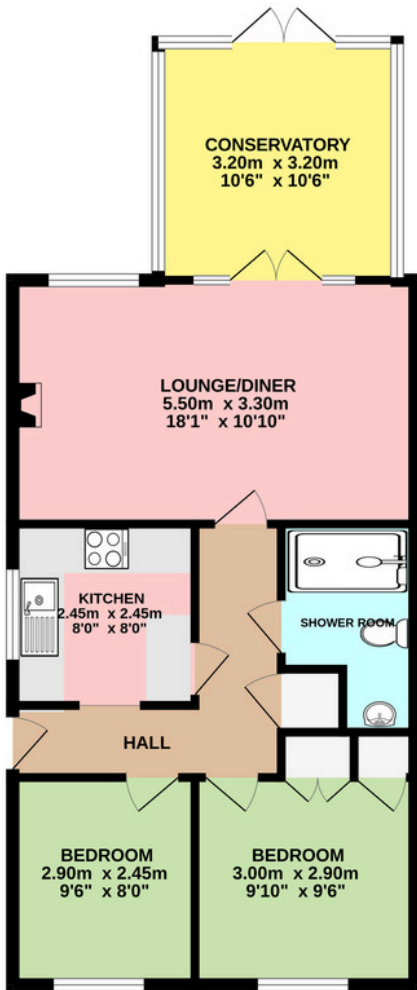
## Cherry Hinton

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attractions 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.

GROUND FLOOR  
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA : 62.7 sq.m. (675 sq.ft.) 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 used 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>			

TENURE: FREEHOLD

EPC BAND: C

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it 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.





**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)