



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this three bedroom end terrace house on Elizabeth Way in Cambridge, CB4. Elizabeth way enjoys a fantastic position in Cambridge just north of the River Cam and connects some of Cambridge's key roads (East Road, Newmarket Road and Chesterton Road). Elizabeth Way has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is less than a mile away. The property is in the catchment area for Milton Road Primary School which is located 0.4 miles from the property (approximately a 7 minute walk) and the closest secondary school is Chesterton Community College which is 0.6 miles from the property (approximately a 12 minute walk).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive three bedroom end terrace property on Elizabeth Way, CB4. With good sized gardens both front and rear which also wraps around the side of the property, this property has huge potential in a fantastic location.

Upon entering the property you are welcomed in to the hallway with stairs leading to the first floor and a doorway leading to the living room. The living room overlooks the front of the property and the room is flooded with light thanks to the large window. Within the room is a feature gas fireplace with wooden surround and wooden cupboards built in to the alcoves either side of the fireplace. From the living room, there is a door leading to the kitchen diner. The kitchen consists of light coloured wall and base units with a range style cooker with cooker hood, space for a full height fridge freezer, dishwasher and a dining table with four chairs. Within the kitchen there are two additional built in cupboard spaces for extra storage. To the rear of the property you will find a small rear porch leading to the recently fitted downstairs bathroom. At the rear of the property there is also a covered outside area. This space which has access to the garden is currently being used as a storage and utility room but could make a great office or garden room.

Upstairs, the first room you come to is the main bathroom. This room has a corner walk-in shower, W.C., bidet and countertop sink with under cupboard storage with light grey wall tiles. The main bedroom overlooks the front of the property and has built in wardrobes. Bedroom two is another good sized double and overlooks the rear of the property. The third bedroom is a single and could also be used as a nursery or office if required.

Outside, there are good sized front and rear gardens which wrap around the property.

As an alternative to the current layout, the property has planning

permission to be changed in to three flats consisting of a ground floor two bedroom flat, first floor one bedroom flat and bedsit in the loft which could be a great opportunity for the future owner. There is also planning approval for multiple additional off road car parking spaces to the front of the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge and the surrounding areas.

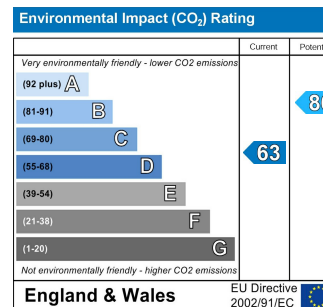
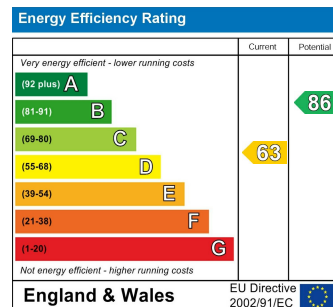
Agents notes

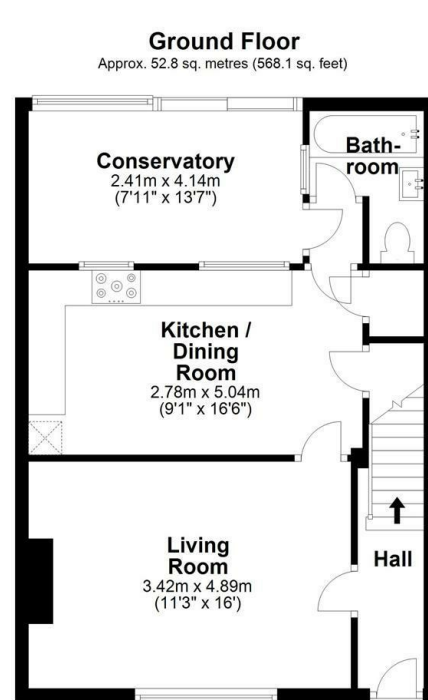
Tenure: Freehold

Council Tax: Band C = £1,714 for 2021 - 2022

Planning reference number for conversion: 08/1182/FUL

Planning reference number for dropped kerb/parking: 06/0635/FUL





Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

