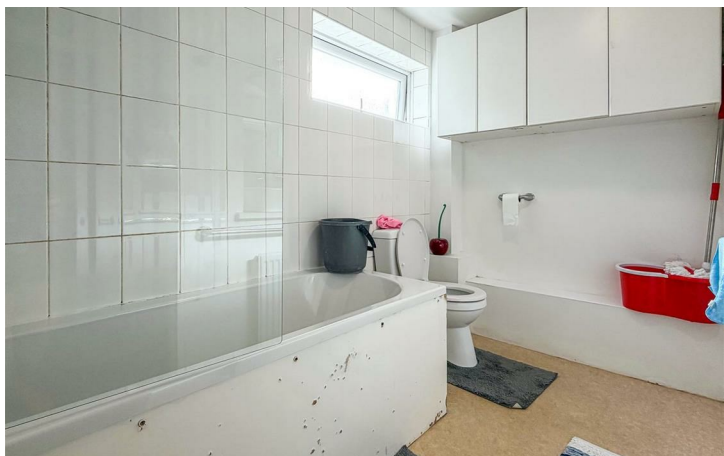




Radcliffe and Rust Estate Agents are delighted to offer, for sale, this four-bedroom terraced property, situated on Nicholson Way in the popular and well-established Kings Hedges area of Cambridge. The property enjoys a convenient residential location to the north of the city, with an excellent selection of local amenities, schools, recreational facilities and transport links all within easy reach. Arbury Court is approximately 0.2 miles away and offers a variety of everyday conveniences, including a supermarket, pharmacy, post office and takeaway restaurants, while a Tesco Express on Campkin Road is approximately 0.4 miles away. Families are particularly well catered for, with The Grove Primary School approximately 0.2 miles away, North Cambridge Academy approximately 0.3 miles away and Kings Hedges Primary School approximately 0.4 miles away. For those who enjoy the outdoors, Kings Hedges Recreation Ground and Nuns Way Recreation Ground are both within approximately 0.4 miles, offering open green spaces and recreational facilities. The property is also conveniently positioned for Cambridge Science Park and Cambridge Business Park, making it an attractive location for professionals working in the city's thriving technology and research sectors. Cambridge North railway station is approximately 1.3 miles away, providing rail connections towards London and Ely, while Cambridge city centre is approximately 2 miles away and can be easily reached by bicycle, car or public transport. With its excellent range of nearby amenities, schooling and transport connections, Nicholson Way offers an appealing location for families and professionals alike.



Previously utilised as a House in Multiple Occupation (HMO), the property offers versatile accommodation, including four first-floor bedrooms, a ground-floor living room, kitchen, dining area, conservatory, shower room and family bathroom. Although the property would benefit from general updating and modernisation, it presents an excellent opportunity for families and investors alike. The property is offered for sale with no onward chain.

Approaching the property, the house features traditional yellow and red-toned brickwork, white-framed windows and surrounding green spaces with established trees. A paved pathway leads to the front entrance, with extensive on-street parking available in the surrounding area.

Upon entering, you are welcomed into an entrance hallway providing access to the ground-floor accommodation and staircase leading to the first floor. The hallway also benefits from a convenient shower room, fitted with a corner shower enclosure and WC. A fire door separates the hallway from the kitchen, reflecting the property's previous use as an HMO.

Positioned to the right of the hallway is the living room, which has most recently been used as an additional bedroom as part of the property's HMO arrangement. This generously proportioned room features cream-coloured walls, neutral carpeting and decorative ceiling coving. A large window overlooks the surrounding greenery, providing plenty of natural light. The room could be reinstated as a comfortable family living room, offering ample space for sofas and additional furniture.

Continuing towards the rear of the property is the kitchen, which features white wall and base units with brushed-metal handles, grey tiled splashbacks and light-coloured work surfaces. Beige ceramic floor tiles provide a practical finish, while appliances include a built-in electric oven and hob, washing machine and freestanding fridge/freezer. The kitchen offers a good amount of storage and worktop space, with scope for further modernisation. The property also benefits from a gas boiler installed in November 2024.

Adjoining the kitchen is the dining area, finished with pale cream walls, decorative ceiling coving and matching beige floor tiles. The room provides space for a dining table and chairs, with a window overlooking the conservatory allowing additional natural light into the space.

A door from the kitchen leads into the conservatory, which extends across the rear of the property. This bright and versatile room features cream-coloured walls, decorative ceramic floor tiles in warm terracotta and brown tones, and an extensive arrangement of white-framed windows beneath a translucent roof. The conservatory also benefits from underfloor heating, although this is subject to testing and its working condition has not been confirmed. Double doors open directly onto the rear garden, creating a useful connection between the indoor and outdoor spaces.

Returning to the entrance hallway, the staircase rises to the first-floor landing, providing access to all four bedrooms and the family bathroom. The bedroom doors are fitted with fire doors, a feature retained from the property's previous HMO use.

Bedroom one is a generously sized double room, finished with cream-coloured walls, decorative ceiling coving and neutral flooring. A large window provides natural light and an attractive outlook over the surrounding greenery. The room comfortably accommodates a double bed and additional bedroom furniture.

Bedroom two is another spacious double room, featuring pale cream walls, beige carpeting and white ceiling coving. A window overlooking established trees provides a pleasant outlook, while the room offers ample space for bedroom furniture and a desk or study area.

Bedroom three is a well-proportioned room, finished in neutral cream tones with beige carpeting and white skirting boards. A window provides natural light and a leafy outlook, while the room offers flexibility as a bedroom, guest room or home office.

Bedroom four provides further versatile accommodation, with neutral decoration, beige carpeting and a window allowing natural light into the room. This space could serve as an additional bedroom, nursery or study.

The family bathroom is fitted with a white suite comprising a panelled bath with a newly installed electric shower, fitted in 2026, and a glass shower screen, together with a WC. Glossy white wall tiles surround the bath, while beige flooring and white wall-mounted cupboards complete the space. The bathroom offers scope for further cosmetic updating.

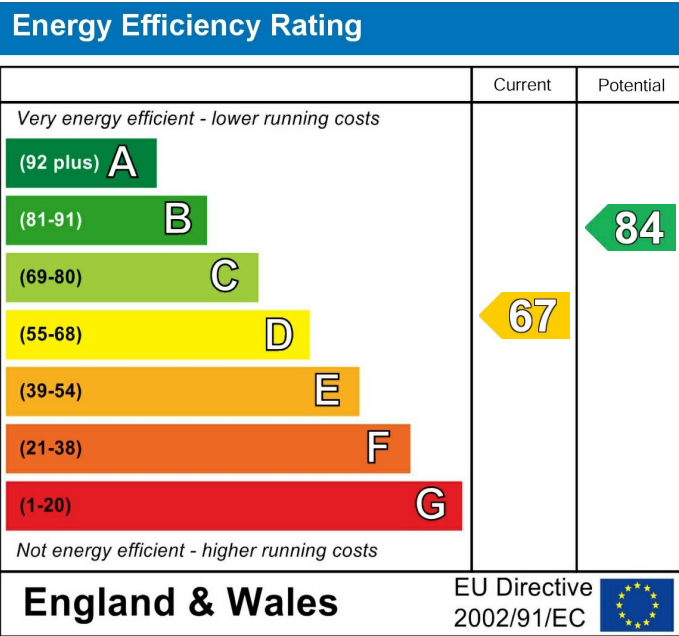
Outside, the property benefits from an enclosed, low-maintenance rear garden, predominantly laid to textured concrete. Traditional brick boundary walls provide privacy, while established trees and climbing plants introduce greenery. A timber gate provides additional access, and the garden offers potential for landscaping or creating an attractive outdoor seating area.

Extensive on-street parking is available in the surrounding area.

Overall, 19 Nicholson Way offers spacious and flexible accommodation with excellent potential for improvement. Its established residential location, four bedrooms, additional conservatory, recently installed boiler and previous HMO use make it an appealing opportunity for families and investors alike.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes
Tenure: Freehold
Council tax band: B
Chain Free

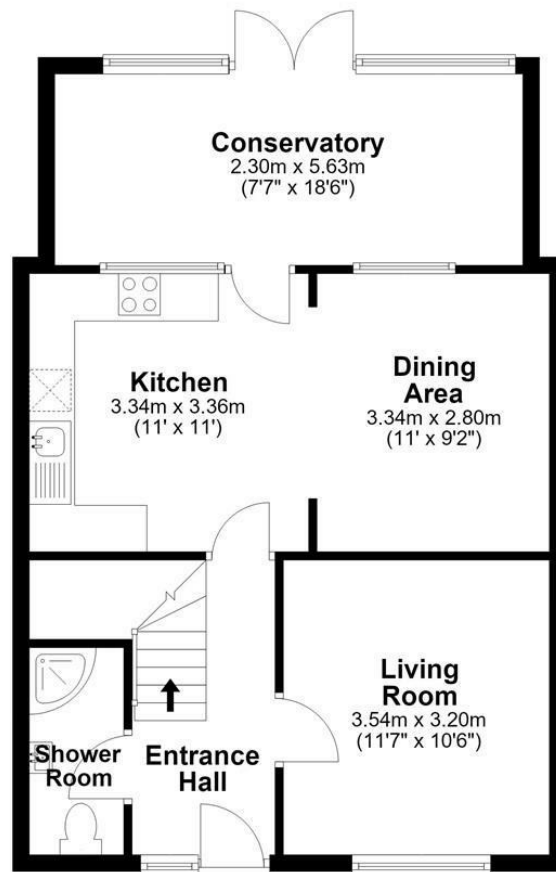






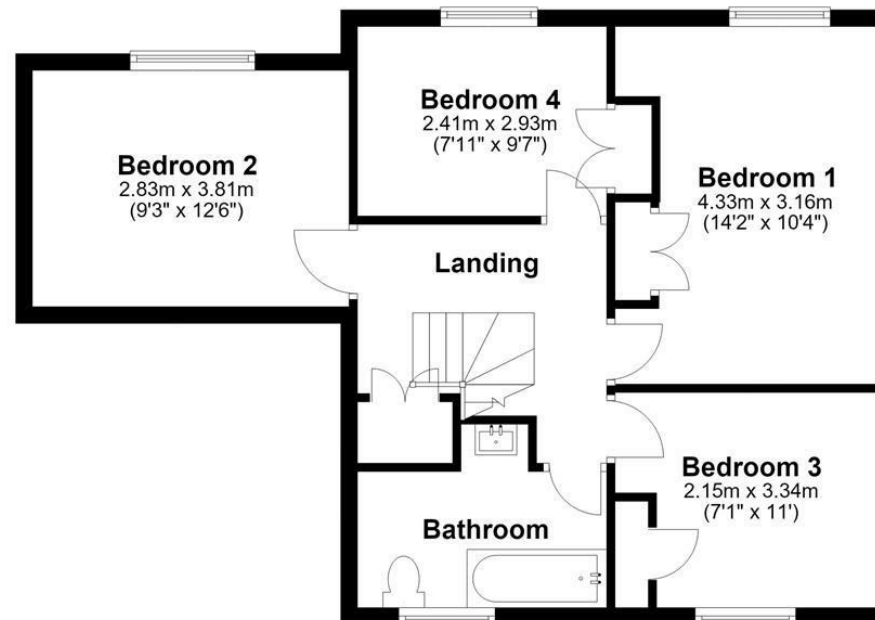
Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



First Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



Total area: approx. 111.3 sq. metres (1197.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.