



**Radcliffe & Rust**  
Residential sales & lettings

**89 Elizabeth Way, Cambridge CB4 1BQ**  
**Guide Price £485,000**

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 well proportioned three bedroom end terrace property in Elizabeth Way, Cambridge, CB4. Offering bright and spacious accommodation this property has undergone a full renovation in recent years so there is no work needed at all. That said this home benefits from a very spacious rear garden so there is still potential to extend to the rear of the property and up into the roof space subject to the relevant planning permission being obtained.

Upon arrival you will notice that the property is set back attractively from the main road and has a block paved frontage offering off road parking for two vehicles. There is gated side access that leads to the rear garden. Once inside you will find accommodation split over two floors. On the ground floor there is an entrance hall with under-stairs storage space with plumbing for a washing machine and further under-stairs storage cupboard. To the front of the property you will find the recently fitted kitchen with matching white wall and base units with high gloss finish, worktops over with inset sink and drainer unit, fitted dishwasher, fitted under-counter fridge and freezer, electric hob with cooker hood over and mid level double oven. To the rear of the property there is a spacious living/dining room with double door leading to the garden and patio area. The ground floor accommodation is completed with a spacious downstairs cloakroom with low level W.C and wash hand basin.

Upon taking the stairs from the entrance hall to the first floor you reach the landing that offers access to all first floor rooms. Immediately in front of you is the family bathroom that comprises of bath with mixer taps, low level W.C and wash hand basin. There are two very well proportioned double bedrooms with the main bedroom overlooking the rear garden. Finally there is a good sized single bedroom.

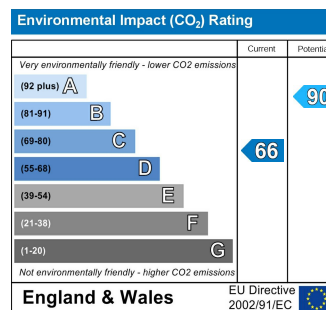
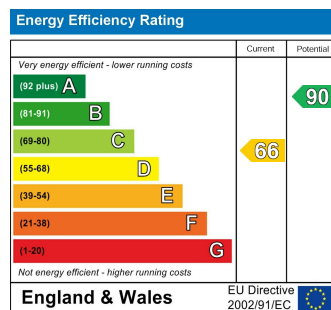
Outside there is a large south-westerly facing rear garden, the rear of the garden is mainly laid to lawn and the front part of the garden is

laid with a large patio area perfect for soaking up the sun or entertaining friends and family. There are two timber build storage sheds and two large raised planters ideal for planting or even growing your own vegetables. There is gated side access that leads back to the front of the property.

Overall we think this property is a brilliant find, with well proportioned living flooded with natural light, and having recently been refurbished throughout this property has a wonderful feel to it which we are sure you will notice. All topped off with a stunning rear garden surrounded by mature trees with nobody overlooking from the rear. This property will appeal mostly to buyers who simply want to move in without the need to do any work but, as stated before, it still lends itself well to future extensions and a loft conversion. An early viewing is highly recommended so call or email us now to arrange yours.

### Agent notes

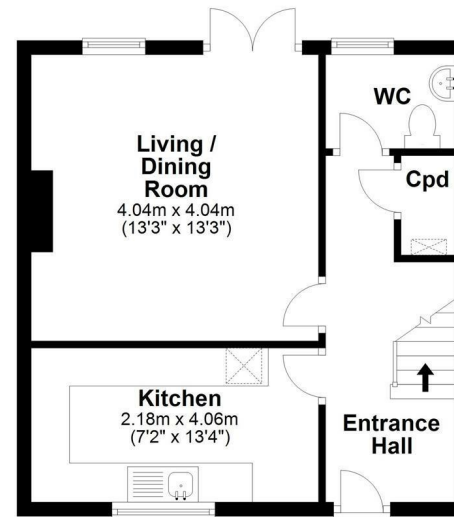
Tenure: Freehold  
Council tax: Band C = £1,791  
Chain details: No onward chain





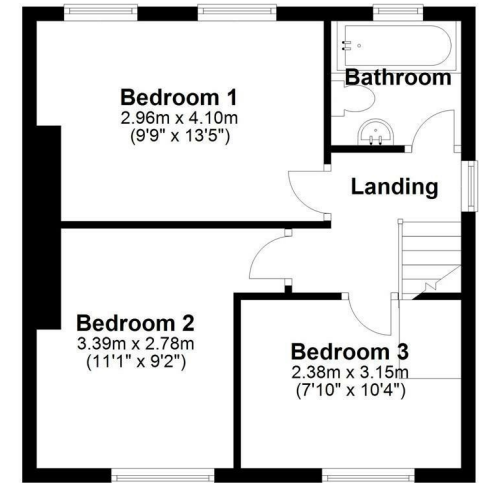
### Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 76.6 sq. metres (824.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

