



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this two to three bedroom end terraced home on Crathern Way. Crathern Way is located off Northfield Avenue and close to Campkin Road and Kings Hedges Road. Positioned on the north side of the city, the property enjoys an ideal location for the Business and Science Parks and of course Cambridge North train station that is either a 30 minute stroll or a 9 minute cycle ride away. Cambridge North offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away, or short bus trip (with the property being opposite the stop for the number 1 City bus) which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer. The property is also well placed for a commuter with easy access to the A14/M11 corridor.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this end terrace property in Crathern Way, Cambridge, CB4. Offering two to three bedrooms, the property provides the new owner with an exciting opportunity to really put their stamp on the property and make it their own.

The property is set back from the footpath behind a metal fence with a concrete path leading to the front door and shingle forming the front garden. Once inside, there is a porch area with a doorway leading to bedroom three/study. The room comes with the benefit of frosted glass and a storage cupboard, leading under the stairs. Positioned on the ground floor, the third bedroom could fit a double bed but if a third bedroom wasn't required, the space could be used as an office, play room or exercise space. Through the second front door from the porch, there is a hallway with stairs leading to the first floor. Next to the staircase there is currently an open space which could be boxed in and a door added to create a storage cupboard if required by the new owner. Opposite the staircase on the right hand side is the kitchen. Overlooking the front of the property, the kitchen has wooden coloured wall and base units with space and plumbing for a washing machine and full height fridge freezer, within the kitchen there is also a freestanding oven and serving hatch through to the living and dining room. At the rear of the property and overlooking the rear garden is the open plan living and dining room. The dining end of the

room is large enough for a table for at least six people and has doors leading to the rear garden whilst the living end of the room is large enough for multiple sofas as required.

On the first floor, there are two bedrooms and the bathroom. The first room you come to at the top of the stairs is bedroom one. Overlooking the rear of the property, bedroom one has useful built-in wardrobes along one wall and the room could comfortably fit a double bed and additional furniture as required. Next to bedroom one is bedroom two. Also overlooking the rear of the property, bedroom two has built-in wardrobes with glass sliding doors and is a great size. Next to bedroom two is the bathroom. With a large window overlooking the front of the property, the bathroom has a bath with overhead shower, W.C. and hand basin, the boiler is also housed within the bathroom.

To the rear of the property, there is a private rear garden which is paved and has access to the rear. There is a lean to space which provides useful under cover storage, or for the placement of garden furniture

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

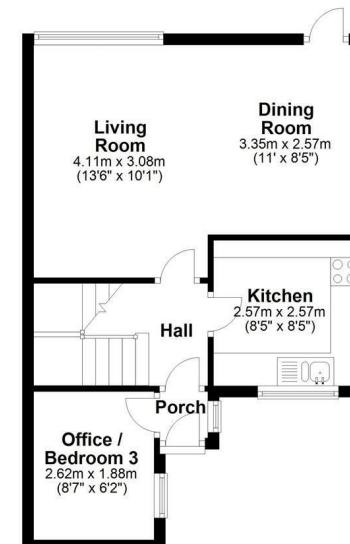
### Agents notes

Tenure: Freehold  
Council tax band: B

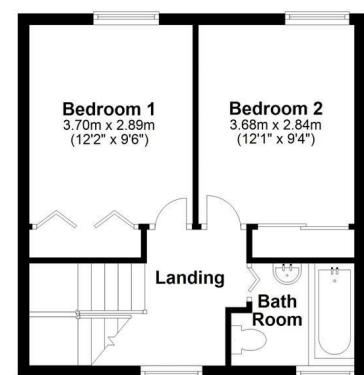




**Ground Floor**  
Approx. 40.7 sq. metres (437.7 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 77.3 sq. metres (831.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

30 Crathern Way, -

