



Gunhild Close, Cambridge, CB1 8RD



Gunhild Close

Cambridge,
CB1 8RD

- Sought After Residential Location
- Generous Rear Garden
- Fantastic Potential for Extension (STPP)
- Driveway Parking
- Easy Access to Surrounding Amenities

A fully and recently refurbished three bedroom semi detached concrete home situated in a highly sought after residential location, offering fantastic potential for further extension (STPP) and opportunity for both first time and investment buyers. The high specification accommodation extends to 878 sq. ft. arranged over two floors and enjoys the added benefit of driveway parking and a generous rear garden.

3 2 1

Guide Price £475,000





ENTRANCE HALLWAY

With entrance door, window to the side aspect, bamboo flooring, stairs to the first floor.

LIVING ROOM

With window to the front aspect, bamboo flooring, fitted cupboards, under stairs storage cupboard, door to wc, door to:

KITCHEN/DINER

With window to the rear aspect, bespoke fitted kitchen with range of matching eye and base level units, oak worktop with under mounted butler sink with mixer tap over, inset four ring electric hob with chimney style extractor hood over, integrated oven, dishwasher and washing machine, space for freestanding fridge freezer, part tiled walls, bamboo flooring, French doors to the garden.

GUEST CLOAKROOM

With low level wc with hidden cistern and eco flush button, wash stand with inset basin with chrome mixer tap over.

FIRST FLOOR

LANDING

With window to the side aspect, bamboo flooring, storage cupboard, loft access via hatch, doors to:

BEDROOM 1

With window to the front aspect, bamboo flooring.

BEDROOM 2

With window to the rear aspect, bamboo flooring.

BEDROOM 3

With window to the front aspect, bamboo flooring,

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap over and panelled bath with shower over, tiled floor, part tiled walls.

OUTSIDE

The front boundary is retained by a low level brick wall with iron gates opening to the driveway offering access to the entrance door. Furthermore, the front garden of the property is mostly laid to lawn and features a selection of mature shrubs.

The fully enclosed rear garden is mostly laid to lawn with a patio area, storage sheds, mature hedgerows, external lights, an outside tap and gated side access.

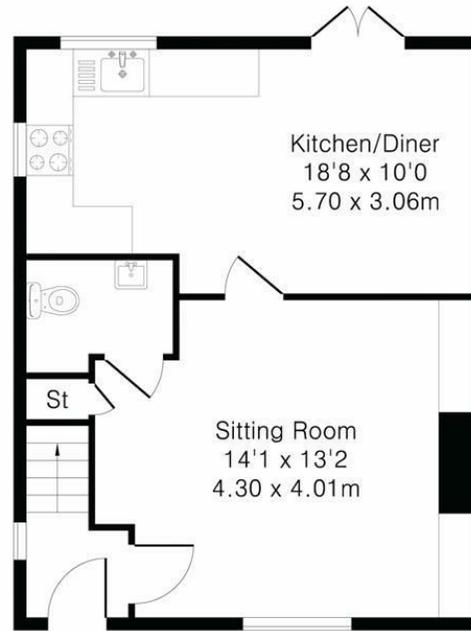




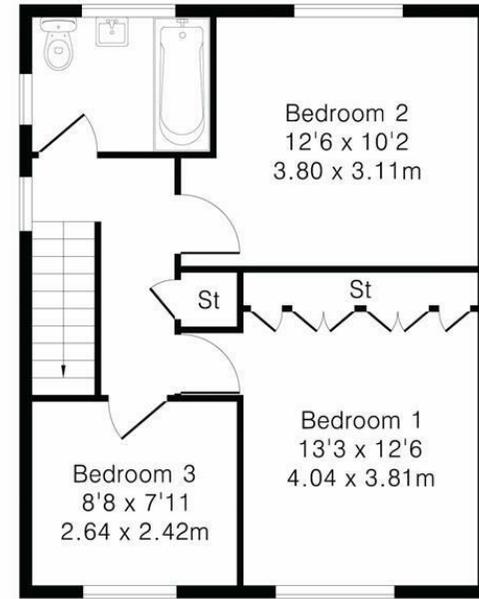
Approximate Gross Internal Area 878 sq ft - 82 sq m

Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 439 sq ft – 41 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Guide Price £475,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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