Harding Way, Cambridge, CB4 3RN

CHEFFINS

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Guide Price £495,000

Occupying a generous plot with a desirable south facing rear garden, this well proportioned three bedroom semi detached home offers spacious and practical accommodation, ideal for families and those looking to personalise a property over time. Benefiting from off road parking for multiple vehicles, a garage and well balanced living space, the property enjoys a convenient location close to local amenities, schools and transport links. Offered with no onward chain.

LOCATION

Harding Way enjoys a convenient position to the north of Cambridge, offering excellent access to the city centre, Cambridge Science Park, Cambridge North railway station and the A14, making it an ideal location for commuters and professionals alike. The area is well served by a range of everyday amenities including supermarkets, local shops, schools, parks and regular bus services, whilst the nearby River Cam and Milton Country Park provide attractive opportunities for walking and outdoor recreation. Cambridge city centre, with its renowned universities, extensive shopping, restaurants and cultural attractions, is just a short distance away.

ENTRANCE HALL
Storm porch covering a panelled entrance door leading into the entrance hall with stairs rising to the first floor accommodation. Storage cupboard housing the consumer unit, coved ceiling, radiator, double glazed window to the side aspect and doors leading to the respective rooms.

SITTING ROOM
Coved ceiling, gas fireplace with stone surround and wooden mantel, radiator, fibre broadband connection and Virgin Media point, double glazed window to the front aspect and double doors leading through to:

DINING ROOM
Coved ceiling, radiator, double glazed French doors leading out onto the rear garden and panelled door leading through to:

KITCHEN
Fitted with a range of wall and base mounted storage cupboards and drawers with wood effect roll top worksurfaces incorporating an inset stainless steel sink with mixer tap and drainer. Integrated four ring electric hob with oven below, tiled splashbacks, space and plumbing for a washing machine, space for a low level fridge and freezer, tiled flooring, radiator, double glazed window to the rear aspect, panelled door back into the entrance hall and panel glazed door leading through to:

SIDE ENTRANCE LOBBY
Tiled flooring, panelled door providing access to the side of the property and doors leading to:

CLOAKROOM
Comprising a two piece suite with low level WC and hand wash basin with mixer tap. Tiled splashback, tiled flooring, wall mounted mirror, double panel radiator and double glazed privacy window to the rear aspect.

SHOWER ROOM
Fitted with a shower cubicle incorporating a wall mounted shower with glazed sliding door and tiled surround.

FIRST FLOOR LANDING
Loft access, coved ceiling, double glazed window to the side aspect and doors leading to the respective rooms.

BEDROOM ONE
Built in wardrobes, radiator and double glazed window to the front aspect.

BEDROOM TWO
Storage cupboard housing the wall mounted Vaillant gas fired combination boiler providing domestic hot water and central heating, radiator and double glazed window overlooking the rear garden.

BEDROOM THREE
Radiator and double glazed window to the front aspect.

SHOWER ROOM
Comprising a two piece suite with walk in shower cubicle incorporating a wall mounted electric shower with glazed shower screen, hand wash basin with hot and cold taps, tiled surround, radiator, extractor fan and double glazed privacy window to the side aspect.

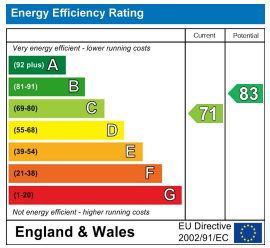
SEPERATE WC
Fitted with a concealed dual flush WC and double glazed privacy window to the rear aspect.

OUTSIDE

FRONT
The property is approached from Harding Way via a dropped kerb leading onto a concrete driveway providing off road parking for multiple vehicles, which in turn leads to the garage. The remainder of the front garden is laid to gravel and enclosed by mature hedging.

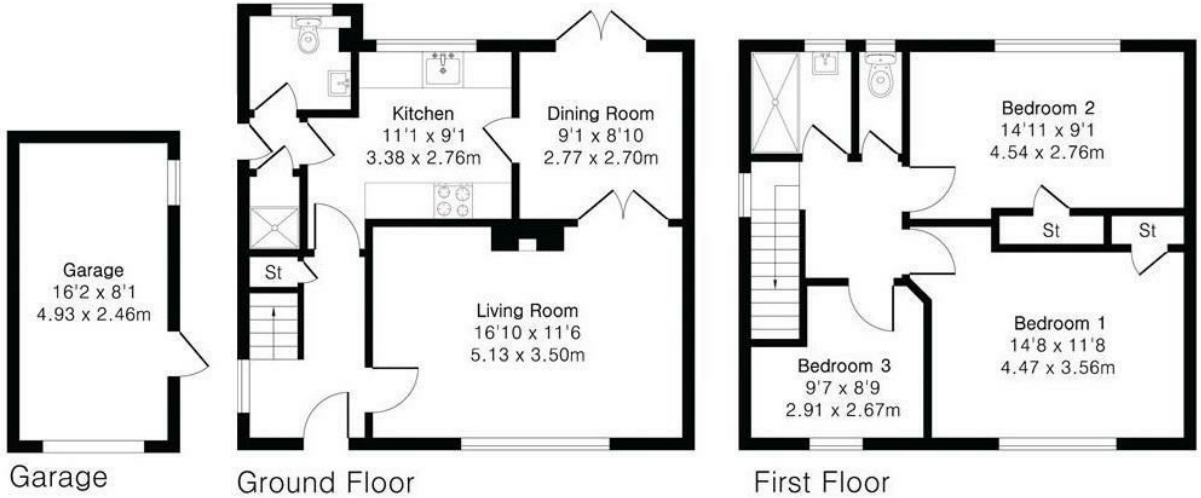
REAR GARDEN
The south facing rear garden is principally laid to lawn with a paved patio immediately adjoining the rear of the property, providing an ideal space for outside seating and entertaining. The lawn is bordered by well stocked flower and shrub beds with a central paved pathway leading to the rear of the garden. Enclosed by timber fencing with a selection of mature shrubs and trees, the garden also benefits from a summer house and a side access door leading directly into the garage.

GARAGE
Concrete floor, up and over door to the front and side personnel door providing access from the rear garden.



Approximate Gross Internal Area 999 sq ft - 93 sq m (Excluding Garage)

Ground Floor Area 505 sq ft – 47 sq m
First Floor Area 494 sq ft – 46 sq m
Garage Area 131 sq ft – 12 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Guide Price £495,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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