

Cheney Way, Cambridge, CB4 1UD

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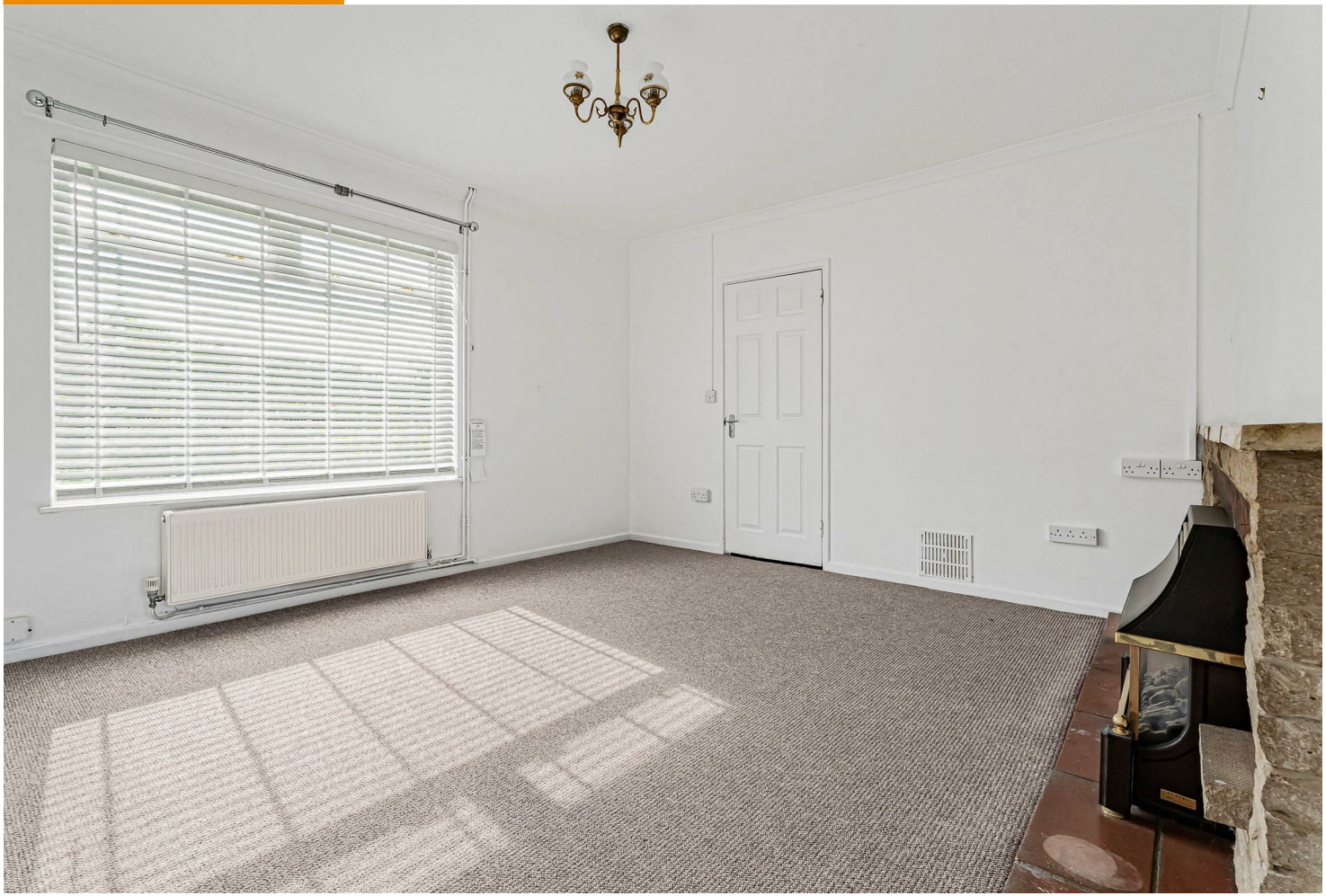
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Cheney Way

Cambridge,
CB4 1UD

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Guide Price £450,000



A three bedroom semi-detached property extending to approximately 929sqft and arranged over two floors. The property further benefits from off-road parking and garage, as well as a generous rear garden and is located close to local amenities and transport links.

LOCATION

Cheney Way in Cambridge is a well-connected and convenient residential location that offers easy access to key amenities. Within easy reach of the Cambridge Science Park and Cambridge Business Park and local conveniences, including nearby supermarkets such as Tesco and Aldi, as well as independent shops, cafés, and restaurants. In close proximity to Mayfield Primary School and Chesterton Community College,








UPVC DOUBLE GLAZED FRONT DOOR
into:

ENTRANCE HALL
carpeted, doormat inset, frosted glass overlooking the front of the property, radiator, downlight, stairs leading to first floor, access into various rooms including:

SITTING ROOM
carpeted, upvc double glazed window overlooking front of the property, downlight, feature gas fireplace.

DINING ROOM
carpeted, radiator, downlight, upvc double glazed sliding doors leading out onto the rear garden.

KITCHEN
with a range of floor and wall units, wood effect laminate worktop, integrated appliances include fridge and freezer, integrated Limona oven and 4 ring Limona gas hob with extractor fan, cupboard housing boiler, stainless steel sink and drainer, integrated washing machine, upvc double glazed window overlooking the rear garden, storage cupboard containing electricity meters and fuse box, breakfast bar, radiator, downlight, upvc double glazed door leading out onto side passage and rear garden.

ON THE FIRST FLOOR

LANDING
with upvc double glazed frosted window overlooking side of the property, downlight, access into loft space and storage cupboard with shelving and radiator, access into various room including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

BEDROOM 2
carpeted, radiator, upvc double glazed window overlooking front of the property, built-in wardrobe with sliding doors, shelf and hanging rail.

BEDROOM 3
carpeted, radiator, upvc double glazed window overlooking front of the property, downlight.

SHOWER ROOM
two piece suite comprising of walk-in tiled shower, wash hand basin with storage cupboard beneath, tiled floor and tiled walls, upvc double glazed frosted window overlooking the rear of the property, downlight, extractor fan, radiator.

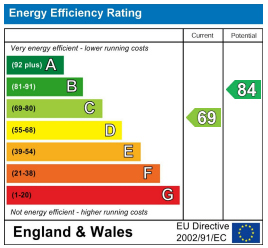
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with laminate effect tile flooring, low level w.c., part tiled walls, uvpc double glazed frosted window overlooking side of the property, downlight.

OUTSIDE
The property is approached via driveway offering off-road parking and in turn leading to GARAGE with up and over door, light and power, concrete floor. The front garden is predominantly laid to lawn with borders containing a variety of shrubs and hedging partially enclosed via low level wall and concrete base and post fencing with timber inset to one side. Side access into the rear garden through a timber gate.

Passageway with storage cupboard, personal door into garage. The rear garden has a terrace area perfect for outside seating and al fresco dining. Rear garden is predominantly laid to lawn with borders containing a variety of shrubs, hedges and bushes, fully enclosed via concrete base and post fencing with timber insets to one side and timber fencing to the other.







Approximate Gross Internal Area 929 sq ft - 87 sq m
(Excluding Garage)
Ground Floor Area 471 sq ft – 44 sq m
First Floor Area 458 sq ft – 43 sq m
Garage Area 200 sq ft – 19 sq m



Guide Price £450,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge City Council

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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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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