



Netherhall Way, Cambridge, CB1 8NU

CHEFFINS

Netherhall Way

Cambridge,
CB1 8NU

A well proportioned and versatile three bedroom semi-detached property situated in an eagerly sought after south city location, close to local amenities. The property also enjoys the benefits of a generous rear garden, off-road parking and a garage.



Guide Price £525,000





WOOD AND GLASS PANEL FRONT ENTRANCE DOOR

leading into:

ENTRANCE HALL

with LED downlights, wooden flooring, storage cupboard housing the boiler and fuse box, stairs rising to first floor, access into:

DOWNSTAIRS CLOAKROOM

with low level w.c., wash hand basin with mixer tap, frosted window overlooking the front of the property, extractor fan, LED spotlights, tiled wall, Karndean tile style effect flooring, electric towel rail.

SITTING ROOM

electric fire, carpeted, two radiators, LED downlighters, upvc double glazed window overlooking the front of the property, upvc double glazed window overlooking side of the property and upvc double glazed French doors opening into:

SECOND RECEPTION ROOM

upvc door to side of the property allowing access to garage and parking area, double French doors opening out onto rear garden, upvc double glazed windows overlooking rear garden, double radiator, various Velux remote controlled windows allowing ample light into the room and LED spotlights, leading to:

STUDY

carpeted, upvc double glazed window overlooking rear of the property, radiator, sliding door into:

UTILITY ROOM

with lino flooring, LED downlighters, space for fridge/freezer, various wall mounted storage units, leading into:

DOWNSTAIRS W C

which comprises of a low level w.c., frosted window overlooking the front of the property, wash hand basin with mixer tap, radiator, tile effect Karndean flooring, LED spotlight, extractor fan.

KITCHEN

with lino flooring, wall and floor units, space for fridge, space and plumbing for washing machine, space for oven, extractor fan, stainless steel sink and drainer, upvc double glazed window overlooking the front aspect of the property, radiator, LED downlighters.

DINING ROOM

carpeted, sliding door providing access into the kitchen, double door into secondary reception room, radiator, LED downlighters, understairs storage.

ON THE FIRST FLOOR

LANDING

with LED downlighters, upvc double glazed window overlooking rear garden, access to loft space and airing cupboard.

MASTER BEDROOM

dual aspect, upvc double glazed windows overlooking the front and rear of the property, carpeted, two

radiators, built-in wardrobes with multiple hanging rails, LED downlighters, carpeted.

BEDROOM 2

carpeted, floor to ceiling wardrobes, overhead cupboards, upvc double glazed window overlooking the front of the property, radiator.

BEDROOM 3

carpeted, LED downlighters, upvc double glazed window overlooking the rear of the property, radiator.

FAMILY BATHROOM

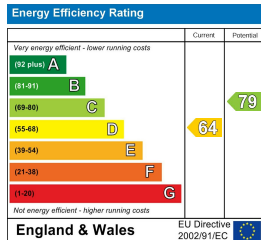
comprising of a three piece white suite with bath and electric shower over, tiled, wash hand basin with mixer tap, low level w.c., frosted window overlooking the front of the property, radiator, lino flooring, LED downlighters, extractor fan.

OUTSIDE

The property is approached off brick paved pathway offering parking for multiple vehicles. Front garden is predominantly fenced, partly laid to lawn with various shrub and hedge borders, also access to the rear garden where there is further parking and access to the GARAGE with up and over door, upvc personal door to garden. power connected.

Rear garden predominantly laid to lawn and enclosed with panel fencing. The garden is also part bordered with various different fruit trees, trees and shrubs, storage shed, further terraced area which could be used for al fresco dining.





Guide Price £525,000

Tenure - Freehold

Council Tax Band - C

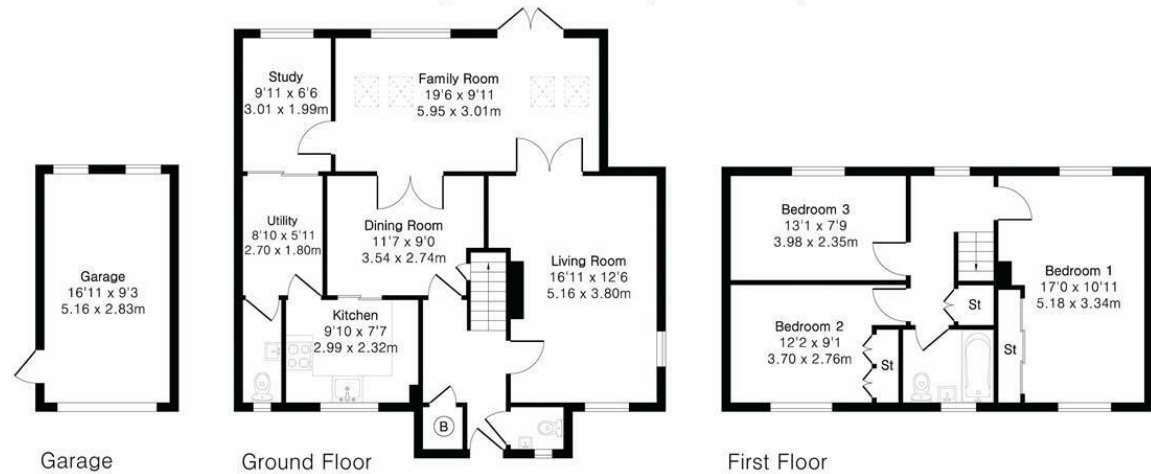
Local Authority - Cambridge

Approximate Gross Internal Area 1335 sq ft - 124 sq m

Ground Floor Area 820 sq ft - 76 sq m

First Floor Area 515 sq ft - 48 sq m

Garage Area 157 sq ft - 15 sq m



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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

