



Gunhild Way, Cambridge, CB1 8RA

CHEFFINS

Gunhild Way

Cambridge,
CB1 8RA

A semi-detached house providing well proportioned accommodation together with a generous enclosed rear garden and an extensive block paved driveway/parking area.

LOCATION

The property is located in a popular residential area just to the south of the city and so conveniently placed for access to the Addenbrookes Campus, main line station and city centre.



Guide Price £395,000





PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass to front aspect leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, double panelled radiator, panelled door leading through into:

SITTING ROOM

with wall mounted uplighting, coved ceiling, radiator, double glazed window to front aspect, panelled door leading through into:

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface, inset sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with tiled splashback, extractor hood above, integrated oven and microwave as well as integrated and concealed fridge/freezer, space and plumbing for dishwasher, wood effect flooring, radiator, inset LED downlighters, window out onto rear aspect, panelled glazed door out onto lean-to and door to understairs storage cupboard housing the wall mounted Gloworm gas fired combi boiler providing hot water and heating for the property, double glazed window fitted with privacy glass out onto side aspect.

LEAN-TO

with brick and rendered elevations and timber roof structure with plastic corrugated sheeting, set of double glazed sliding doors out onto garden.

ON THE FIRST FLOOR

LANDING

with built-in overstairs storage cupboard,

radiator, panelled doors leading into respective rooms.

BEDROOM 1

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 2

with loft access, built-in storage cupboard fitted with railings, double panelled radiator, double glazed window to front aspect.

BEDROOM 3

with radiator, double glazed window to front aspect.

BATHROOM

comprising of a three piece suite with panelled bath, separate hot and cold bath taps with wall mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, wood effect flooring, radiator, double glazed window fitted with privacy glass out onto side aspect.

OUTSIDE

The property is approached off Gunhild Way via a dropped kerb leading onto block paved driveway with parking for multiple vehicles and the remainder of the front garden is laid to lawn. Timber access gate leading down the side passageway and leading onto the rear garden.

The rear garden is principally laid to lawn with a paved patio area led directly off the rear part of the property and is enclosed either side by timber fencing and natural boundary to the rear with mature shrubs and hedging.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £395,000

Tenure – Freehold

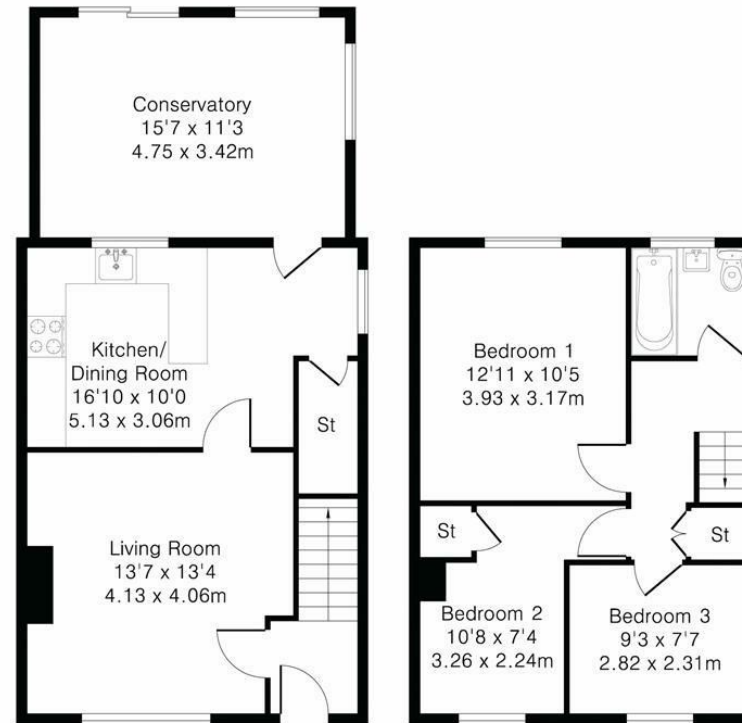
Council Tax Band – C

Local Authority – Cambridge City Council

Approximate Gross Internal Area 985 sq ft - 91 sq m

Ground Floor Area 584 sq ft – 54 sq m

First Floor Area 401 sq ft – 37 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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

