



Bush & Co.



9 Lents Way, Cambridge, CB4 1UA

Guide Price £550,000 Freehold



Energy Rating Band D

Lents Way forms part of a popular development close to the river Cam in the sought after district of Chesterton. The location allows for easy access to the Cambridge North Railway Station as well as the city centre and science/business parks. There are several shops and supermarkets along the nearby High Street as well as good local schooling, public houses and stunning riverside walks.

The property is an extended and improved semi-detached house offering an abundance of space with three double bedrooms, four reception rooms and two bathrooms. There are double glazed windows and doors, a gas fired radiator heating system, garage, parking and generous garden. Sold with the advantage of no upward chain.

The entrance door leads to a hallway with stairs to the first floor and an under stairs cupboard. There is a three piece shower room with modern suite off the hallway.

The well proportioned living room has a feature fireplace whilst glazed panel double doors take you through to the kitchen/dining room which comprises a range of wall and base units and a wall mounted gas fired boiler. From here you can access both the conservatory, which has double doors to the garden, as well as an office with doors to both the garage and rear garden.

The first floor landing has a loft hatch and airing cupboard housing the hot water cylinder. The principal bedroom is a large room overlooking the rear garden. Bedrooms two and three are both well proportioned double rooms with fitted storage and there is a modern three piece bathroom.

Outside - The front garden is laid to lawn with a driveway which provides off street parking and leads to the single garage.

The enclosed rear garden is particularly generous and is laid to lawn with a patio area and storage shed.

Agent note: Photographs were taken prior to tenant occupancy.



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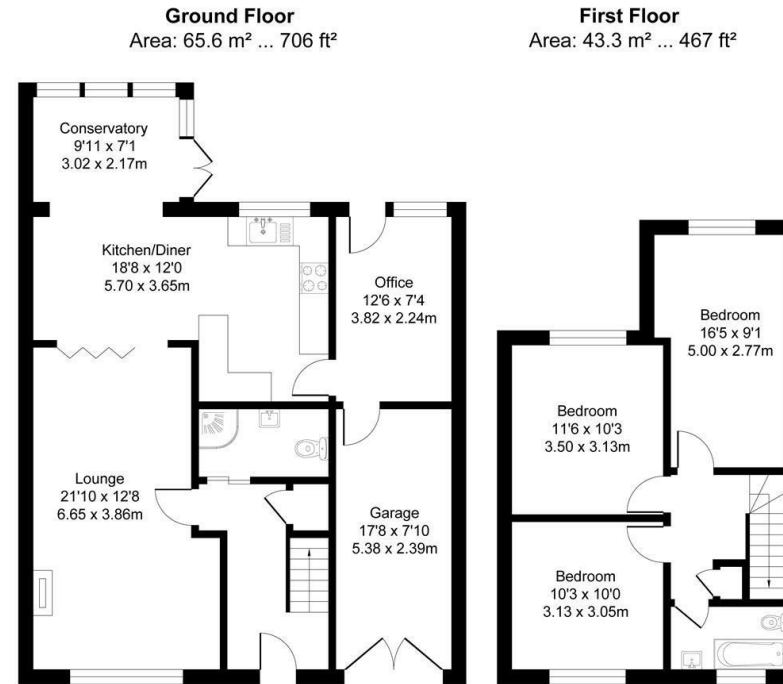
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9 Lents Way, Cambridge



Total Area: 108.9 m² ... 1172 ft²
All Measurements are approximate and for display purposes only

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
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