



Bush & Co.



## 169 Walpole Road, Cambridge, CB1 3UD

Guide Price £475,000 Freehold



Walpole Road is ideally located offering convenient access to the railway station (1.5 miles), Addenbrookes Hospital Biomedical Campus (1.5 miles) and the historic city centre (2 miles). There are numerous supermarkets and local shops within the vicinity as well as Cherry Hinton Hall Park. Schooling for all ages is within easy walking distance.

The property is a semi-detached house with full width extension to the rear, situated at the end of a cul-de-sac. There double glazed windows and doors as well as a gas fired radiator central heating system.

The entrance hallway has a front door and window. There are stairs to the first floor, a cupboard with plumbing for washing machine and walk in cupboard/store room. The cloakroom has a two piece suite with w.c and wash hand basin. The front sitting room has two windows, a feature fireplace with electric fire and built in alcove storage and shelving. A full width extension runs along the back of the house providing a stunning, spacious and light living/dining room with large windows and sliding patio doors to the garden. The kitchen leads from the dining area with a modern range of wall and base units and contrasting work surfaces with a stainless steel sink and drainer as well as integrated electric oven and hob with extractor over.

The first floor landing has a loft hatch and built in cupboard housing the wall mounted gas fired boiler. Bedroom one is a generous double room with two windows and built in double wardrobe. Bedroom two is quietly positioned at the back overlooking the garden with a built in wardrobe. Bedroom three is a single room at the front with built in cupboard. The bathroom has a two piece suite with shower and curved glass screen over the bath. Additionally there is an adjacent separate w.c.

Outside - The frontage is gravelled with a low level brick wall and planting. The delightful wrap around rear garden is extremely private and combines lawned , paved and gravelled areas with attractive planting, a timber shed, outside lighting and tap. There is a side access gate as well as vehicular access with double gates providing secure off street parking for 1 car if required.



## Exceptional service in Cambridge and the surrounding villages

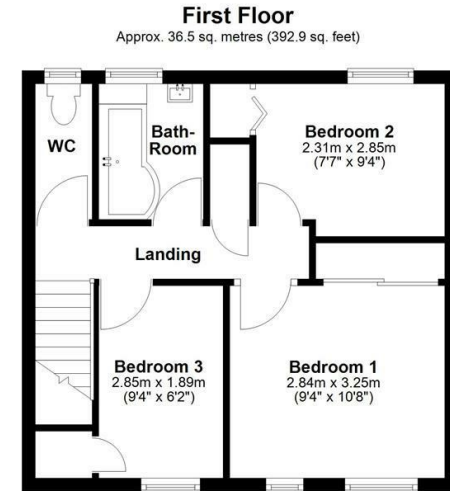
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Total area: approx. 97.7 sq. metres (1051.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

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

Cambridgeshire

CB1 3AN

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