



Bush & Co.



35 Impala Drive, Cherry Hinton, CB1 9XJ

Guide Price £400,000 Freehold



Impala Drive is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a modern end terrace house which benefits from double glazed windows and doors, a generous rear garden and garage to the side with further driveway parking.

The entrance hall has a part glazed door to front and stairs rising to the first floor. The sitting room is at the front with an under stairs storage area and door leading to the kitchen. The re-fitted kitchen/dining room runs the full width of the house at the back with windows and door to the garden. There is a range of wall and base units and work surfaces housing a stainless steel sink and drainer in addition to a wall mounted gas fired boiler, space for cooker with extractor canopy over, space for fridge/freezer and plumbing for washing machine.

The first floor landing has a loft hatch and there are three bedrooms and a bathroom on this level. Bedroom one is the full width of the house at the front with two windows and a built in airing cupboard. Bedroom two is another double room at the back and bedroom three is a single room, also located at the back. The three piece bathroom has been re-fitted and includes an electric shower and glass screen over the bath in addition to tiled flooring and part tiled walls, an air extractor fan and heated towel rail.

Outside - The enclosed rear garden is laid mainly to lawn with paving and planting and is not overlooked from the back.

There is a single garage to the side with power, lighting and rear door. Driveway parking for one car in front of the garage.

Agents Note : Fixtures, fittings and white goods can be included within the sale and certain furniture items can also be negotiated.



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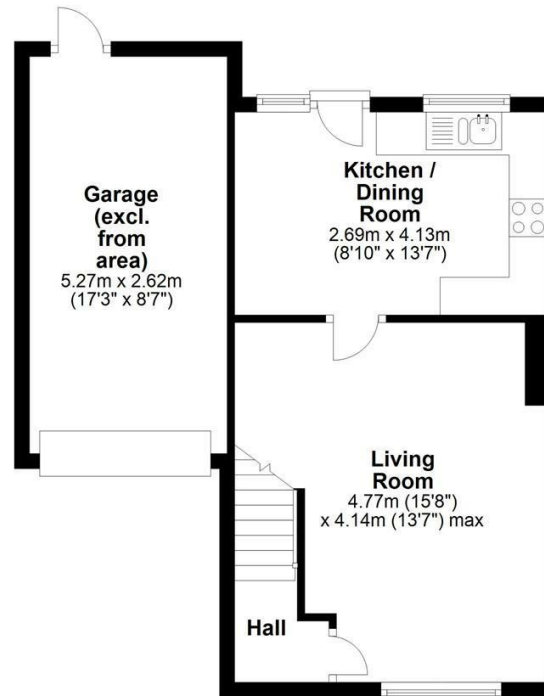
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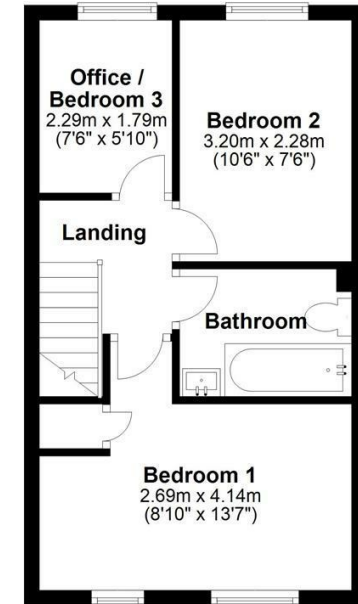
Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

35 Impala Drive, -

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

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