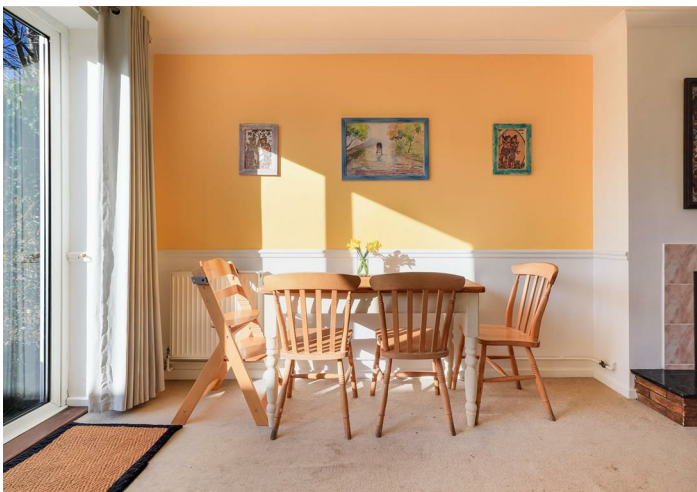




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## 3 Lents Way, Cambridge, CB4 1UA

Guide Price £550,000 Freehold



Energy Rating Band C

Lents Way forms part of a popular development close to the River Cam in the sought-after district of Chesterton, with a strong community feel. 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/Community gardens.

Accommodation in detail: Ground floor, UPVC front door to entrance hall with stairs to first floor, storage cupboard and radiator. Sitting/ dining room with living flame fire with slate hearth, patio doors to the rear garden, double-glazed window overlooking the front garden and radiator. Kitchen with a sink unit, range of wall and base units, plumbing for dishwasher and washing machine, electric cooker point, tiled flooring and double-glazed window overlooking the rear garden.

First floor landing, bedroom 1 with double-glazed window overlooking the rear garden, wardrobe housing Worcester Bosch gas-fired boiler serving central heating and hot water and radiator. Bedroom 2 with double glazed window overlooking the front garden and a radiator. Bedroom 3 with double glazed window overlooking the front garden and a radiator. Bathroom with panel bath with shower over, hand basin, extractor fan and radiator. Separated WC.

Outside is a good-sized front garden with a driveway and hedges. Side access to a single garage with electricity. The rear garden is larger than most with a southerly aspect, paved terrace, lawn, shed and established boundaries. At the bottom of the garden is a modern studio, divided into 2 offices with electricity and double-glazed patio doors.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; D



## Exceptional service in Cambridge and the surrounding villages

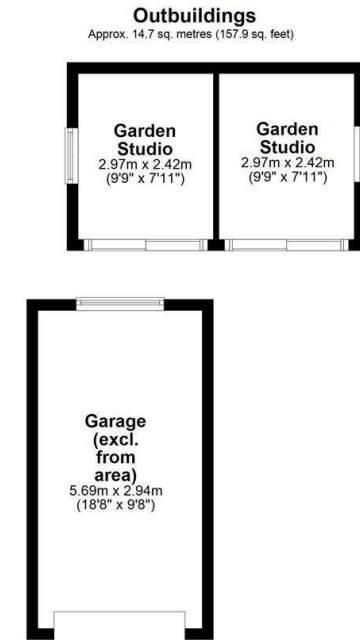
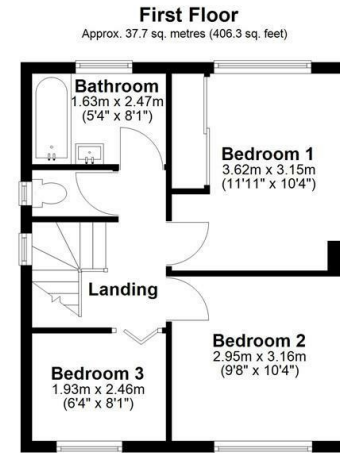
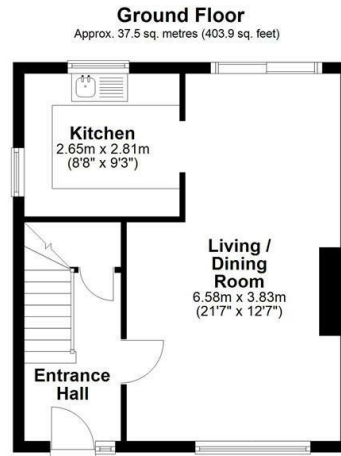
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Total area: approx. 89.9 sq. metres (968.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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

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