8 Derwent Close, Cambridge, CB1 8DZ

Guide Price £400,000 Freehold

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A VERY WELL-PROPORTIONED, 3-BEDROOM, MID-TERRACE HOUSE WITH PRIVATE GARDEN AND GARAGE, OCCUPYING A PLEASANT, TRAFFIC-FREE POSITION ON A PLEASANT ROAD OFF CHERRY HINTON ROAD AND SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 79 sqm / 850 sqft
- 3 bedrooms and family bathroom
- Gas central heating to radiators
- Garage en bloc
- Plot size - approx 0.03 acres
- Spacious 1970's mid-terrace house
- Living/dining room and separate kitchen
- Double glazed windows
- Enclosed rear garden
- No onward chain

This mid-terrace house offers well-proportioned accommodation, which is bright and airy throughout but would benefit from some updating.

On the ground floor, the entrance hall has stairs to the first floor and access to the kitchen and the living/dining room. The kitchen has a range of base and wall-level units with tiled splashbacks, a breakfast bar, a stainless sink, a cupboard housing the boiler, space for a fridge/freezer and integrated appliances including a dishwasher, washing machine and an electric oven with a gas hob and an extractor hood over. The spacious living/dining room has a gas fireplace, a storage cupboard and French doors providing views of and access to the rear garden.

On the first floor, the landing has a roof light providing natural light. There are three bedrooms, with the master bedroom being particularly generous in size and with fitted wardrobes. The family bathroom is mainly tiled and fitted with a three-piece suite including a panelled bath with an electric shower over, a pedestal wash basin and a WC.

Outside, the property is set back from the road behind a front lawn and a pleasant communal green space. The rear garden has an easterly aspect and a number of trees, plants and shrubs. It is fully enclosed by fencing and predominantly laid to lawn, with a patio area, summer house and a rear access gate. The property benefits from a garage, which is part of a block and located very nearby.

Location
Derwent Close is a popular residential area situated just off Cherry Hinton Road, about 2 miles south east of Cambridge City centre and just under 1 mile from Cherry Hinton High Street, where there is a wide selection of local shopping and other facilities. Primary schooling is at Queen Edith’s with secondary schooling at Netherhall. It is also well-placed for Addenbrooke's Hospital and Cherry Hinton Hall, where there is a children's playground.
The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.3 miles), Cambridge railway station (1.6 miles) and on to the city centre (2 miles).

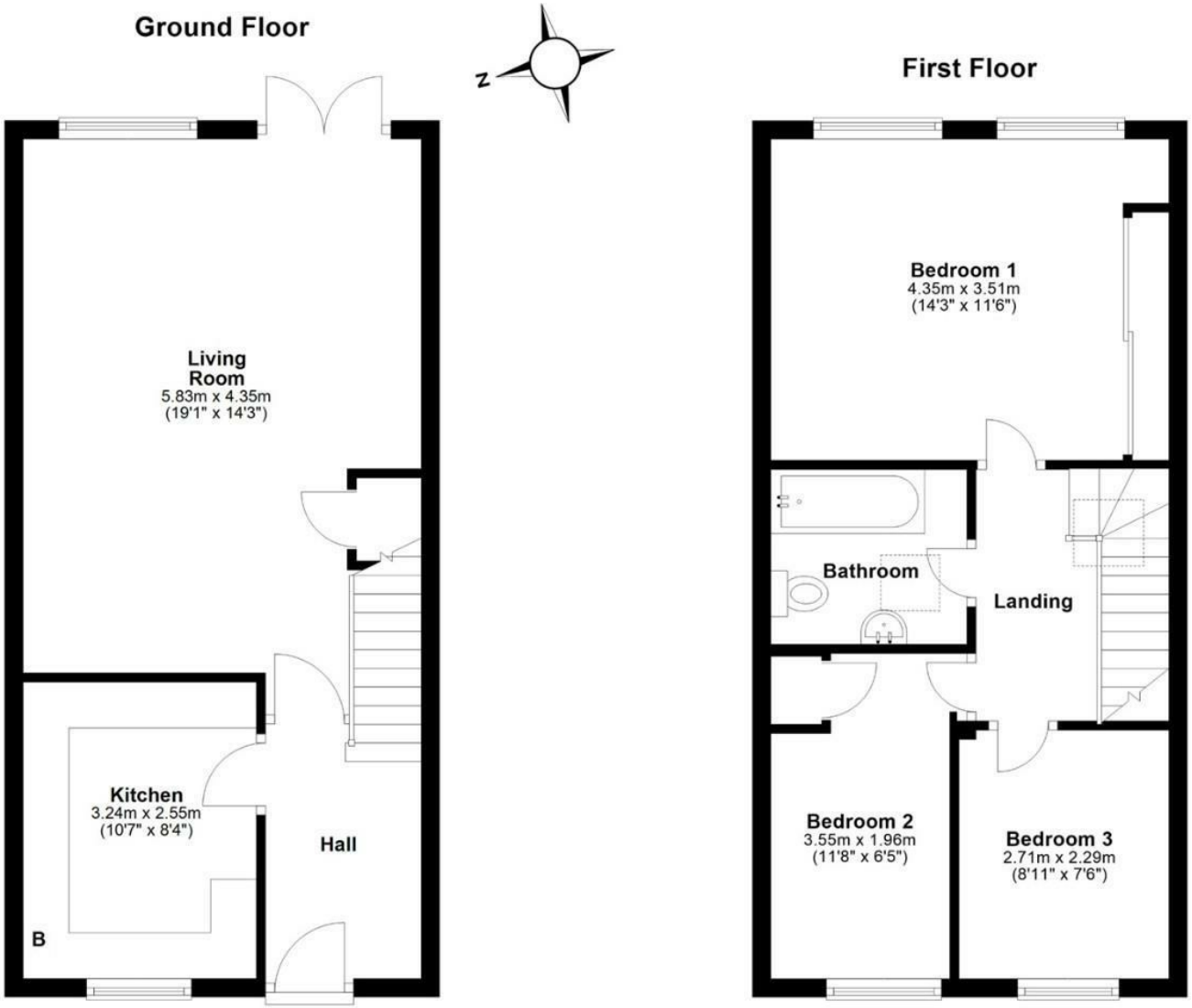
Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

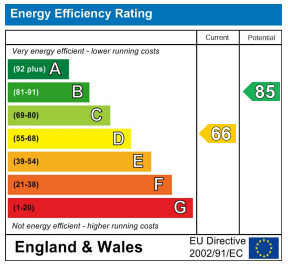
Statutory Authorities
Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.



Approx. gross internal floor area 79 sqm (850 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.