



36 Whitehill Road, Cambridge, CB5 8LX  
Guide Price £315,000 Freehold  
**FOR SALE**



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**A 2 BEDROOM SEMI-DETACHED HOUSE IN NEED OF MODERNISATION WITH A LARGE REAR GARDEN AND OUTBUILDINGS, SITUATED OFF NEWMARKET ROAD, CLOSE TO COLDHAMS COMMON**

- Extended semi-detached house
- Large rear garden
- 2 double bedrooms
- Excellent potential
- Outbuildings
- No onward chain

**Room**

This extended semi-detached house is in need of modernisation and offers excellent scope for further expansion (subject to the necessary planning consents). The property occupies a generous plot with established front and rear gardens with outbuildings, adjoining a community allotment area. The large entrance hall provides some useful storage space and has a staircase rising to the first floor level. The living/dining room has two feature recesses, original picture rails and opens into the triple aspect garden room extension with Cedar cladding and complete views of the garden. The kitchen provides a range of matching units and drawers, worksurface space, space for appliances and access to the rear garden. The first floor landing has an airing cupboard and leads to the bathroom and 2 bedrooms. Bedroom one provides a deep built-in wardrobe. Outside, there is an enclosed front garden with neat lawned area and pathway with borders of established lavender. A side pathway leads to a brick-built outbuilding which houses a workshop and WC. The long rear garden is mainly laid to lawn with a variety of shrubs and plants, small and attractive trees, patio area and garage.

**Location**

Whitehill Road is located off Newmarket Road on the eastern side of the City and is conveniently located for access to the City centre, Grafton Centre and Newmarket Road Retail Park with a wide range of shops and facilities. The property is also well placed for Addenbrookes Hospital (3 miles) and Cambridge Railway station (2.5 miles) and the A14. There are also a range of local shops at the top of Barnwell Road.

**Agents Notes**

Council tax band – C

Gas radiator central heating system



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.