



5 Fishers Lane, Cambridge, CB1 9HL  
Guide Price £415,000 Freehold



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**A VERY WELL-PROPORTIONED, 3-BEDROOM, MID-TERRACE HOUSE WITH PRIVATE GARDEN, DRIVEWAY AND GARAGE, LOCATED ON A PLEASANT ROAD OFF CHERRY HINTON HIGH STREET AND SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- 96 sqm / 1,028 sqft
- 3 bedrooms, 1.5 bathrooms
- Plot size - approx 0.06 acres
- Garage and driveway
- Gas central heating to radiators
- 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. On the ground floor, the entrance hall has stairs to the first floor with storage cupboard under and access to a cloakroom with a WC. The kitchen has a tile-effect floor and a range of fitted base and wall units, granite-effect worktops with tiled splashbacks, an integrated electric oven with a hob and an extractor hood over, space for a fridge/freezer, plumbing for a washing machine and two generous pantry cupboards. At the rear, the living/dining room has a fireplace, large windows offering views of the rear garden and a glazed door providing access.

On the first floor, the landing has a hatch to the loft space and a cupboard housing the combination boiler. There are three good-sized bedrooms and a family bathroom, which includes a panelled bath with an electric shower over, a pedestal wash basin and a WC.

Outside, a driveway to the front of the property provides off-road parking for two or more vehicles. The property benefits from a garage, which has power connected, and a further adjoining store. At the rear, there is a generous rear garden, which is fully enclosed and predominantly laid to lawn.

**Location**

Fishers Lane is situated off the High Street in Cherry Hinton, a highly sought-after village, conveniently situated about three miles east of Cambridge and within the city boundary. The area is incredibly well-served by an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two very good primary schools, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

**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 /leasehold interest.

**Viewing**

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

