



71 Lucerne Close  
Cambridge, CB1 9YR  
Guide price £400,000

## 71 Lucerne Close

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- West-facing garden
- garage and driveway
- no onward chain
- 3 bed, 1 bath, 2 recep

A well-positioned link-detached house, situated in a quiet cul-de-sac and enjoying a west-facing rear garden. The property is just over 2 miles from Addenbrooke's Hospital and for sale with no chain.

This 3-bedroom link-detached house is well situated just off Yarrow Road and enjoys a generous private garden measuring 15.3m x 7.75m.

The accommodation briefly comprises 2 reception rooms including a large bay-fronted living room with stairs to the first-floor. The kitchen has been fitted with a basic range of base and wall mounted units and includes various freestanding / integrated appliances, all of which are included within the sale.

Upstairs are 3 bedrooms and a bathroom fitted with a modern white suite.

Outside, there is driveway parking and an open-plan front garden with paved pathway to the main entrance and access to the garage. The west-facing rear garden is particularly spacious, has a paved terrace and a brick-built barbecue area. The remainder is laid to lawn.





and enclosed by fencing.

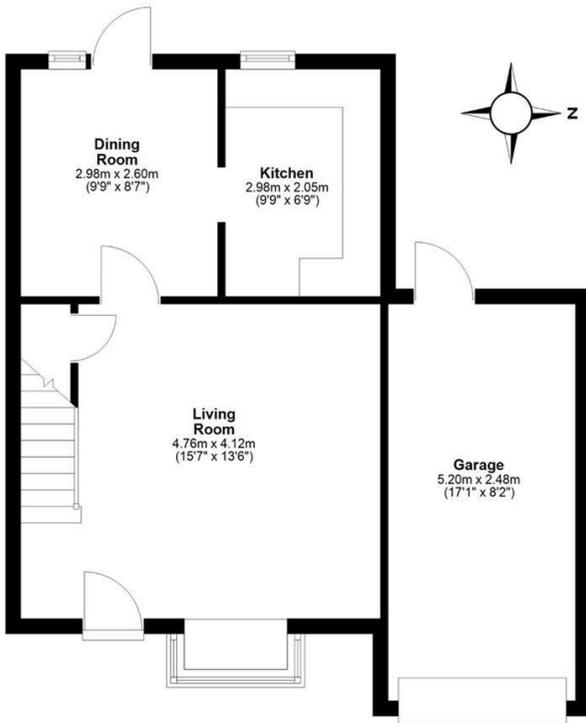
Lucerne Close forms part of a popular development, conveniently situated within easy reach of a wide range of local amenities. Cherry Hinton is well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket located near to the property, just off Yarrow Road.

There are two primary schools which feed Netherhall secondary school.

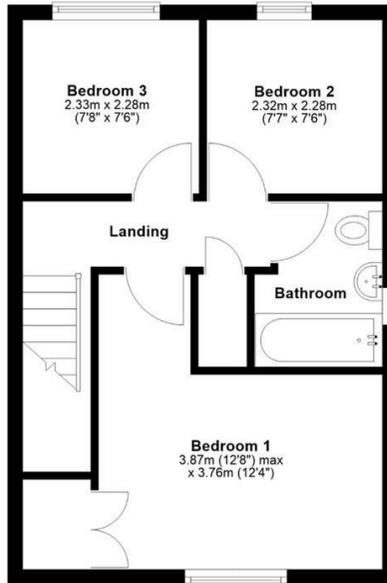
The area is highly popular with commuters thanks to its excellent access to ARM, Addenbrooke's and Cambridge railway station. It is also ideal for those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.



Ground Floor



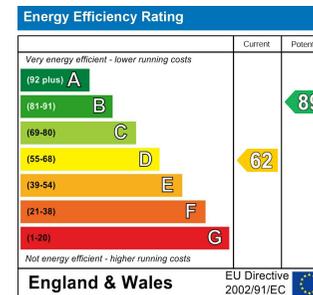
First Floor



Approx. gross internal floor area 70 sqm (750 sqft) excluding Garage



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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